

# City of Detroit

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**CITY PLANNING COMMISSION**  
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May 31, 2024

## HONORABLE CITY COUNCIL

**RE:** Request of Parkstone Development Partners on behalf of Corktown Historic Developments, LLC to show a PD (Planned Development) zoning district where an R2 (Two-Family Residential) zoning district is currently shown on four parcels commonly known as 2099, 2087, 2081, and 2075 Vermont Street.  
**(RECOMMEND APPROVAL WITH CONDITIONS)**

## BACKGROUND AND PROPOSAL

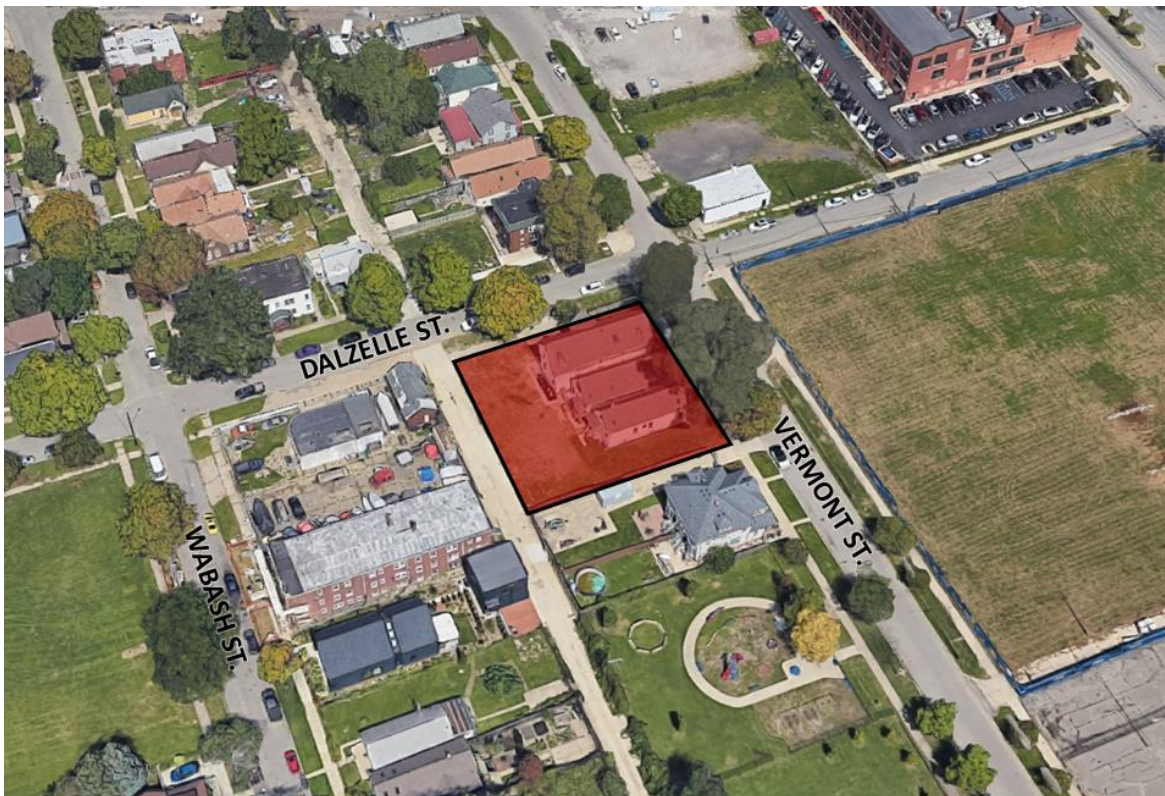
The City Planning Commission (CPC) has received a request from Parkstone Development Partners on behalf of Corktown Historic Developments, LLC to amend District Map No. 42 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a PD (Planned Development) zoning district where an R2 (Two-Family Residential) zoning district is currently shown on four parcels commonly known as 2099, 2087, 2081, and 2075 Vermont Street. The property is located at the southwest corner of Dalzelle and Vermont Streets which is south of Michigan Avenue and west of Rosa Parks Boulevard.

The subject site is currently occupied by three historic residential structures facing Vermont Street which are not proposed to be altered. This request was originally submitted in 2021 but the existing structures suffered extensive damage due to the flooding that summer and the project was delayed while repairs were underway.

The site is located in City Council District 6 and measures 0.37 acres. The proposed map amendment would permit the development of a multiple-family residential building that would consist of six townhouse units along the alley property line. The initial proposal was for five townhouse units and three stacked apartment units, but was scaled down in response to feedback at the CPC public hearing. The street side of the site contains three historic homes—a five-unit multiple-family dwelling and two single-family dwellings. The total development as newly proposed would include 13 units (seven existing and six new).



*Existing Zoning Map showing subject site and surrounding area*



*Aerial view of property under consideration*

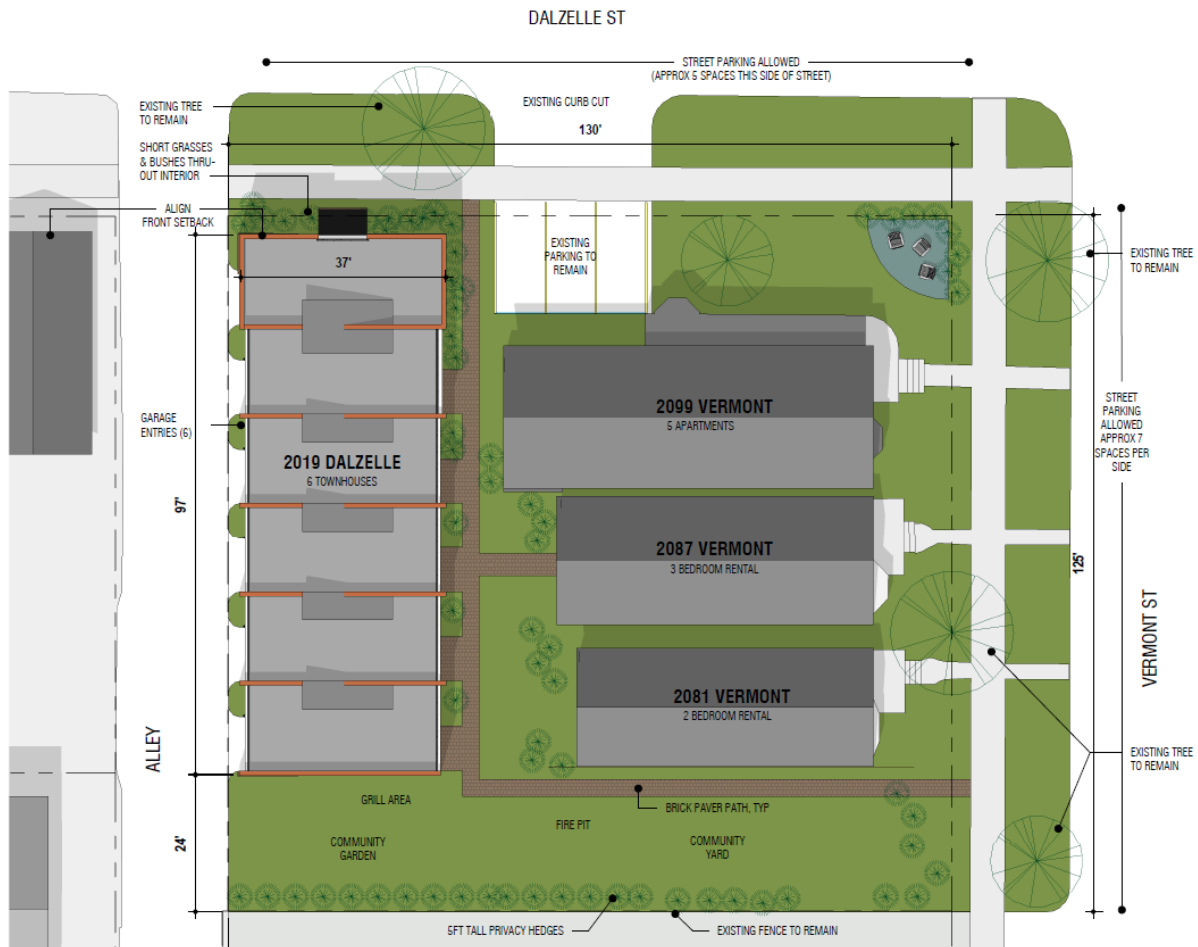
## CPC MEETINGS

### *Public Hearing – January 18, 2024*

On January 18, 2024, the CPC held the statutorily mandated public hearing to consider the proposed amendment. Due to issues with the notice being published on time, the hearing was continued to February 1, 2024. At the first meeting, three people spoke in support of the project, one additional person supported new development but was concerned about parking, and a fifth person was in opposition. At the second meeting, two people spoke with concerns about parking, density, and issues during the previous construction at the site.

In addition, Commissioners were concerned about trash arrangements, affordability, parking, scale, density, and appropriateness of the proposed building. There were also questions about the viability of the proposal due to proximity to overhead electrical lines in the alley. Updated regulations prohibit occupied structures within ten feet of electrical lines. A subsequent meeting with a DTE representative confirmed that the lines could be buried which would allow the building plan to proceed.

### *Proposed Site Plan*



In response to concerns about parking and density, the development team revised the proposal to eliminate two units, reverting to an earlier version of the building as six townhouse units. The effect is a slightly smaller building (the dimension along the alley shrinks from 103 feet to 97

feet) and each of the new units would have one parking space in a garage on the ground floor (accessed from the alley). Additionally, this version of the proposal is the one that was reviewed and approved by the Historic District Commission in 2021.

#### ***CPC Recommendation & Action – May 2, 2024***

On May 2, 2024, the City Planning Commission voted 6 to 1 to recommend approval of the rezoning with the recommended conditions.

#### **STAFF ANALYSIS**

##### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

North: R2 (Two-Family Residential) – Four-unit residential building  
East: M3 (General Industrial) – Vacant land  
South: R2 (Two-Family Residential) – Two-family dwelling  
West: R2 (Two-Family Residential) – Auto Repair Garage, 16-unit residential building

##### ***Zoning Ordinance Approval Criteria***

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact. *The proposed amendment will meet the challenge of the demand for additional residential units in general, but especially in Corktown. Some people want to live in denser, more walkable areas with nearby commercial uses. This development would meet a small portion of that demand.*
- Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development. *Adequate public services are available to service the site. Existing electrical lines in the alley will be buried to meet DTE setback requirements.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *Adverse impacts to surrounding properties are not expected. Although the development would bring additional residents and traffic to the area, six units is minimal compared to other recent commercial and residential developments in the neighborhood such as the Michigan Central rehabilitation, the Perennial Apartments (200+ units), and the Godfrey Hotel.*
- Whether the proposed rezoning will create an illegal “spot zone.” *The PD District is designed as a flexible zoning district that is required to be compatible with its surroundings. It does not constitute an illegal spot zone.*

##### ***PD District Approval Criteria***

In addition to the approval criteria for map amendments, Section 50-3-96 of the Zoning Ordinance lists specific approval criteria for Planned Developments. Following are the criteria with CPC staff's analysis in italics:





*Proposed North (Dalzelle) Elevation – existing building to left*



*Proposed West (alley) Elevation*

1. Whether the subject site covers a minimum of two acres of contiguous land under the control of one owner or group of owners, except, that upon determining that an adequate development can be accomplished on a parcel of lesser size, the City Planning Commission may waive this requirement and is capable of being planned and developed as one integral unit, except in unusual circumstances. *While the development **does not cover two acres**, the proposed development can be accomplished on the existing 0.37-acre site.*
2. That no other zoning district classification would be more appropriate. *No other residential zoning district would allow the proposed development without requiring variances and other non-residential zoning districts would allow commercial uses which may be inappropriate.*
3. That the development will result in a recognizable and substantial benefit to the ultimate users of the project and to the City, where such benefits would otherwise be unfeasible or unlikely to be achieved. The benefits can be accomplished through a higher quality unified design that would be required by the typical regulations of this chapter. These benefits shall be demonstrated in terms of preservation of natural features, unique architecture, extensive landscaping, special sensitivity to land uses in the immediate vicinity, particularly well-designed access and circulation systems, and/or integration of various site features into a unified development. *The development would not be allowed by other residential zoning districts. A business or mixed-use zoning district would allow the development but would not provide the additional oversight that is afforded by the PD district.*
4. Whether the location of the proposed Planned Development District is appropriate. *The location of the PD district is appropriate as the area is a mixture of zoning districts and the site is on the edge between several different districts.*

5. Whether the proposed planned development substantially responds to the intent of Section 503 of the Michigan Zoning Enabling Act, being MCL 125.3503, to:
  - a. Permit flexibility in the regulation of land development;
  - b. Encourage innovation in land use and variety in design, layout, and type of structures constructed;
  - c. Achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities, encourage useful open space; and
  - d. Provide better housing, employment, and shopping opportunities that are particularly suited to the needs of the residents.

*The proposed development meets all four of these intents.*

6. That the proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities, that the natural features of the subject site have the capacity to accommodate the intended development, and that the development shall not place an unreasonable burden upon surrounding land or landowners. *A similar, smaller building previously existed in the proposed location. Although the proposed building is larger, the addition of six residential units will not be a significant increase in the neighborhood.*
7. That the proposed planned development is consistent with the Master Plan, as determined by the Planning and Development Department (PDD). *The PDD has submitted a report confirming the proposal's consistency with the Master Plan (the full report is attached).*
8. Whether uses and structures that are planned for the Planned Development District comply with all applicable site design standards and use regulations which are specified in Section 50-11-15. *See the next section for discussion.*

#### ***PD District Design Criteria***

In addition to the approval criteria for map amendments, Section 50-11-15 of the Zoning Ordinance lists design criteria for the evaluation of Planned Developments. Following are the relevant criteria with CPC staff's analysis in italics:

- Scale, form, massing, and density. Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development. *The scale and massing of the proposed development is consistent with that of surrounding development. Although the proposed building is larger than several nearby buildings, it is comparable in size to several others. Additionally, the Historic District Commission has reviewed and approved the proposal as being consistent with the elements of design for the Corktown Historic District.*
- Compatibility. The proposed development should be compatible with surrounding development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity. *The proposed development is compatible with surrounding development—most of the immediate area is developed with residential buildings.*
- Open space. Adequate public and private open space should be provided for light and air, landscaping and, where appropriate, for passive and active recreation. Lot size, setbacks and yard requirements are flexible, but the City Planning Commission will be guided by standards that appear in comparable zoning ordinance district classifications. *The proposed*

*open space for the development is adequate and comparable to other residential zoning districts. The open space is configured differently than required in other districts which prompted the rezoning request to PD; however, adequate open space is provided.*

- Preservation and restoration. Preservation and restoration of buildings having architectural or historic value should be considered a primary objective. *The existing historic houses on the site have been completely rehabilitated and would not be affected by this proposal.*

### ***Master Plan Consistency***

The subject site is located within the Corktown area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “RLM – Low-Medium Density Residential” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that it is generally consistent with the Master Plan and would not change the overall character of the neighborhood. PDD further concluded that the building would fit the scale of the area and that the new units would not add a significant amount of traffic. The full report is attached for reference.

### ***Community Input***

The applicant canvassed the neighborhood and held an in-person community meeting in June 2021 (when this application was originally submitted). A second community meeting was held via Zoom on May 22, 2023. A total of seven people attended the meeting. Parking was the main concern of the residents and the developer will continue monitoring the parking situation.

The CPC public hearing was originally scheduled in June 2023, but several nearby residents and property owners expressed concern about the density of the proposed development and its potential effect on parking, utilities, and as a precedent for future development. In response, the applicant held several additional meetings with nearby residents and property owners and found that many support the project.

### **CONCLUSION & RECOMMENDATION**

On May 2, 2024, the City Planning Commission voted to recommend approval of this PD modification request with the following conditions:

1. That all development must be in accordance with the site plan, elevations, and landscape plans in the drawings dated 4/3/2024 and prepared by Push Design, LLC.
2. That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.

Respectfully submitted,

DONOVAN SMITH, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Jamie J. Murphy, City Planner

Attachment: Rezoning Ordinance  
Community Input Letters  
PDD Master Plan Interpretation  
Proposed Plans  
Historic District Commission staff report

cc: Antoine Bryant, Director, PDD  
Karen Gage, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
James Foster, BSEED  
Conrad Mallett, Corporation Counsel  
Bruce Goldman, Law Department  
Daniel Arking, Law Department



**STAFF REPORT 06-09-2021 MEETING**

**PREPARED BY: G. LANDSBERG**

**APPLICATION NUMBER: 21-7292, 21-7293, 21-7294**

**ADDRESS: 2019 DALZELLE, 2075-2087 VERMONT**

**HISTORIC DISTRICT: CORKTOWN**

**APPLICANT: NICOLE RITTENOUR/PUSH DESIGN, LLC**

**OWNER: CORKTOWN HISTORIC DEVELOPMENTS, LLC**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-22-2021**

**DATE OF STAFF SITE VISIT: 05-26-2021**

**SCOPE: ERECTION OF SIX (6) ATTACHED TOWNHOUSES AT REAR OF EXISTING PARCELS**

### **EXISTING CONDITIONS**

The project site combines the rear yards of three existing historic homes (2081/2087 Vermont, 2019 Dalzelle) and one vacant lot (2075 Vermont). The vicinity of the project area was far denser through much of the historic period, and until the last decade the site hosted a frame 4-unit multi-family building fronting on Dalzelle. The three historic wood-framed homes sharing the subject parcels are currently undergoing rehabilitation, previously approved by this Commission in February 2019.



*View of existing conditions at 2019 Dalzelle, view towards the south from Dalzelle at alley. Staff photo, May 26, 2021.*

The applicant, in their submission packet, has provided a comprehensive history of the site with reference to a series of Sanborn maps. It is not clear when the former multi-family structure was taken down, but it appears to be well before the current owner acquired the property and may have been demolished by the city. Staff could not locate an HDC approval for this action, but is not able to access our paper files.

The site's current condition has some areas of surviving lawn but is otherwise vacant and in use as a staging area for the nearby renovation work. There is a temporary construction fence at the side and alley lot lines.





*View of exiting historic houses from Vermont. Note Michigan Central Terminal rising beyond. Staff photo, May 26, 2021.*



*View of alley looking north towards Dalzelle, project site to right. Staff photo, May 26, 2021.*



## PROJECT DESCRIPTION

Per the submitted drawings and narrative, the applicant is proposing to erect a new multi-family townhouse development with integrated garages, in a contemporary design, as such:

The proposed 10,185 SF building has a footprint of approximately 3400 SF and extends from the Dalzelle elevation south along the alley behind all three historic houses. The new six (6) new 2-bedroom townhouses, which are intended to form a “residential court” in combination with the houses fronting Vermont, are three (3) stories (33’) in height to the parapet, with garage parking for one auto on the lower level.

The design features brick masonry (Bowerston Blush Buff Smooth juxtaposed with vertical accent brick bands) and cementitious siding (smooth Hardi Artisan 6” lap siding with mitered corners). The building has a flat roof divided into roof decks for each unit, each featuring bar stock railings. Doors include solid wood swing entry doors with sidelights and aluminum garage doors. Windows are proposed to be Marvin fiberglass casement, sliding, and fixed windows.

The current vacant lot at 2075 Vermont is proposed to be landscaped as a community space, with a fire pit, yard space, and garden beds.



3D VIEW FROM CORNER OF VERMONT & DALZELLE (LOOKING SOUTHWEST)

## STAFF OBSERVATIONS AND RESEARCH

- The Corktown Historic District was established in 1984.
- As a guide to new construction, the [Elements of Design](#) for this district does offer the following (excerpted) relevant points:
  - **Element 1, Height:** *Most residential buildings in the district range from one (1) story to two and one half (2½) stories tall*
  - **Element 2, Proportion of buildings' front facades:** *Proportion varies in the district, depending on the age, style and type of building*
  - **Element 3, Proportion of openings within the facades:** *Window openings are usually taller than wide, but there are also square openings and transom window openings which are wider than tall. Window openings are almost always subdivided...*
  - **Element 4, Rhythm of solids to voids in front facades:** *...post-1880s Queen Anne style buildings exhibit a greater freedom, with their bay windows and combinations of windows in gables...*
  - **Element 5, Rhythm of spacing of buildings on streets:** *The original pattern of spacing of buildings on streets was that of houses placed very close together.*
  - **Element 6, Rhythm of entrance and/or porch projections:** *Most houses in the district have projecting front porches, usually on one (1) side of the front façade and sometimes wrapping around to the side...some Victorian houses have a secondary porch on the side*
  - **Element 7, Relationship of materials:** *The great majority of buildings in the district are wood frame structures originally clad in clapboard with wooden skirting or brick foundations...There are some brick residential buildings in the district, the majority of these being duplexes and multi-unit dwellings*
  - **Element 8, Relationship of textures:** *...Detailed brickwork on brick buildings contributes to textural interest when it exists*
  - **Element 9, Relationship of colors:** *Paint colors in the district generally relate to style*
  - **Element 10, Relationship of architectural details:** *These generally relate to style...In general, Corktown is rich in its diversity and quality of architectural styles and detail.*
  - **Element 11, Relationship of roof shapes:** *Pitched roofs with frontal gables predominate in the district...commercial buildings generally have flat roofs.*
  - **Element 12, Walls of continuity:** *The major wall of continuity is created by the buildings...*
  - **Element 13, Relationship of significant landscape features and surface treatments:** *The typical treatment of individual properties is a shallow flat front lawn area in grass turf, subdivided by a concrete walk leading to the front entrance and sometimes a concrete walk leading to the side entrance.*
  - **Element 14, Relationship of open space to structures:** *Open space in the form of front yards to buildings is generally very shallow*
  - **Element 15, Scale of facades and façade elements:** *The majority of buildings in the district are small in scale...Façade elements...are moderate in scale. Details within these elements are generally small in scale.*
  - **Element 16, Directional expression of front elevations:** *Two-story Italianate and Greek Revival single-family residences are vertical in directional expression...two-story Queen Anne buildings are either neutral in directional expression or have vertically expressed front facades...*
  - **Element 17, Rhythm of building setbacks:** *Setbacks vary from area to area...although they are usually consistent within blocks. In general, buildings have very shallow front yards...Buildings on the north-south streets and corners are very close to the front lot lines.*
  - **Element 18, Relationship of lot coverage:** *Lot coverage ranges...the average residential coverage being approximately forty (40) percent.*
  - **Element 19, Degree of complexity within the façade:** *Early buildings are simple and straightforward. Queen Anne buildings are more complex in massing and detail but are not overly complex.*
  - **Element 20, Orientation, vistas, overviews:** *Garages are oriented toward the alleys...the general overview is that of small-scale mixed-use neighborhood...*



- **Element 21, Symmetric or asymmetric appearance:** *Most buildings in the district are asymmetrical in appearance, but result in balanced compositions.*
- **Element 22, General environmental character:** *The Corktown Historic District, with its narrow lots, shallow front yards, and small-scaled buildings, has a low-density, urban, mixed use character of a pre-automobile city...*
- The proposed dominant materials, including textured brick and modern facsimiles of historic siding, are grounded in the materials and expressions used on historic buildings in the district. The materials are combined in creative ways to yield a complex and articulated expression appropriate for the historic context.
- Although a flat-roofed single-family residential house is not common in Corktown, multi-family buildings often exhibit flat roofs.
- The project is near the outer limit of scale appropriate for the chosen site. While the proposal generally aligns with the height and massing of the corner house (i.e., the existing 2019 Dalzelle), it is far higher than the other two 1½ story structures sharing the site. However, due to the new building's clever siting at the rear alley, the smaller historic houses continue to dominate the view at the Vermont street elevation, while the considerable mass of the new structure is behind, and subservient to, the expression of the older buildings.
- The proposed townhouses are sited in a manner similar to the historic structure which once occupied the now vacant site, and are sensitively designed in quality, contextual materials of our own time. The proposed project restores some of the historically appropriate density which is a major characteristic of this district, according to both the designation report and the Elements of Design.

## ISSUES

- It is staff's opinion that the proposed new construction retains the historic character of the property and district, is aligned with the district's Elements of Design, and protects and preserves the integrity of the property and the surrounding district. The project also restores density appropriate to the historic context.

## RECOMMENDATION

### Section 21-2-78, Determinations of Historic District Commission

The proposed new construction infills the location of a former multi-family dwelling with a structure built for the same purpose, compatible with the massing, size, scale and architectural features of its environment, and which does not destroy historic materials that characterize the property. The design includes several features to add complexity and visual interest consistent with its historic context, and is compliant with the district's Elements of Design.

Staff therefore recommends that the proposal should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Corktown Historic District's Elements of Design.

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Date: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: \_\_\_\_\_ AKA: \_\_\_\_\_

HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK:  Windows/Doors  Roof/Gutters/Chimney  Porch/Deck  Landscape/Fence/Tree/Park  General Rehab  
(Check ALL that apply)  New Construction  Demolition  Addition  Other: \_\_\_\_\_

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Are there any existing buildings or structures on this parcel?  Yes  No

## PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations

Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_

Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

**Description of Work** (Describe in detail proposed work and use of property, attach work list)

MBC use change  No MBC use change

**Included Improvements** (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building

Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

**Estimated Cost of Construction** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.** (Building Permit Application Continues on Next Page)

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description: \_\_\_\_\_

Permit #: \_\_\_\_\_ Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

**Revised Cost** (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_



**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.





# DALZELLE COURT

HISTORIC DISTRICT COMMISSION



3D STREETVIEW





1884 & 1887 DETROIT SANBORN MAPS

- 49 DALZELLE ST- SINGLE-STORY DWELLING W/ SHINGLE ROOF
- 309 13TH ST - TWO-STORY DWELLING W/ SHINGLE ROOF
- 307- 297 13TH ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR



1938 DETROIT SANBORN MAP (WITH 1950 UPDATES)

- 2021-2019 DALZELLE ST - TWO-STORY FLAT-ROOFED FRAMED BUILDING W/ CENTER MASONRY WALL & TWO-STORY REAR PORCHES
- 2099 VERMONT ST - TWO-STORY DWELLING W/ SHINGLE ROOF
- 2075-2087 VERMONT ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR





DALZELLE

ALLEY

May 2019

MAY 2019



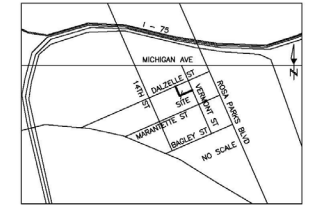
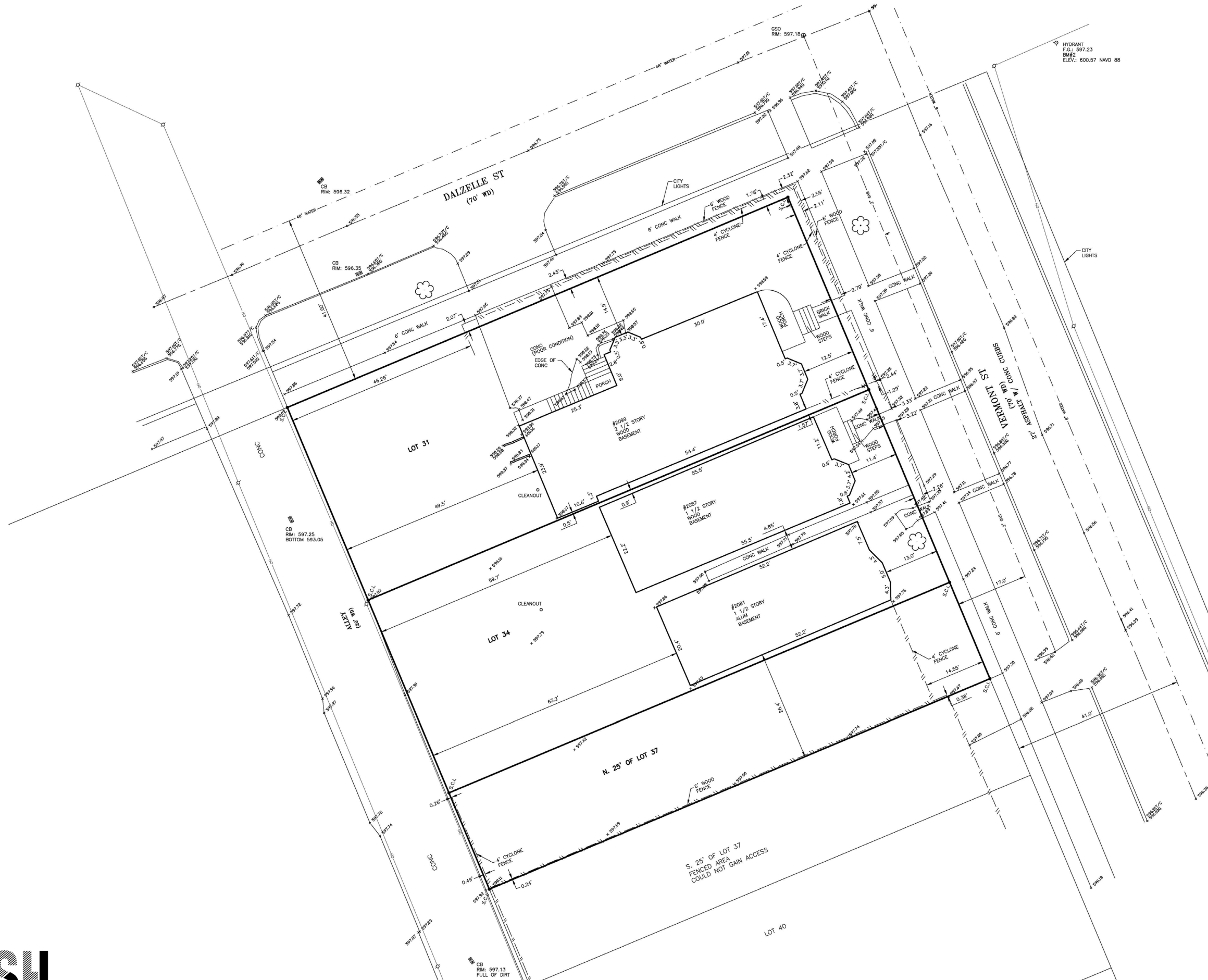
DALZELLE

ALLEY

PREVIOUS 4 UNIT  
APARTMENT BUILDING  
ON SITE

JUNE 2013

SITE SURVEY



LOCATION MAP  
NO SCALE



NOT TO SCALE

LEGAL DESCRIPTION

LOTS 31, 34 AND THE NORTH 25 FEET OF LOT 37, SUBDIVISION OF PART OF OUT LOT NO. 1 OF LAFERTY FARM, AS RECORDED IN LIBER 1 OF PLATS, PAGE 193, WAYNE COUNTY RECORDS.

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.  
MAP NUMBER: 26183C0280E  
EFFECTIVE DATE: 02/02/2012

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

GAS MAIN	---	STORM MANHOLE	⊕
WATERMAIN	---	STORM CATCH BASIN	⊕
STORM SEWER	---	SANITARY MANHOLE	⊕
SANITARY SEWER	---	GATE VALVE & WELL	⊕
OVERHEAD WIRES	---	DET. EDISON MANHOLE	⊕
1" WATER SERVICE	---	WATER/GAS SHUT OFF	⊕
6" SANITARY LEAD	---	FIRE HYDRANT	⊕
FENCE	---	UTILITY POLE	⊕
PROP. ELEVATION	⊕	POLE OR POST	⊕
EX. SPOT ELEVATION	⊕	MALIBOX	⊕
RECORDED DISTANCE	M.	SIGN	⊕
MEASURED DISTANCE	M.	LIGHT	⊕
SET IRON	S.I.	DECIDUOUS TREE	⊕
FOUND IRON	F.I.	EVERGREEN TREE	⊕
FOUND CONC. MON.	F.C.M.	UTILITY PEDestal	⊕
POINT OF BEGINNING	P.O.B.	CUVERT	⊕
TOP OF PIPE	T/P	BENCHMARK	B.M.
TOP OF CURB	T/C	FINISHED FLOOR	F.F.
GUTTER	G.	FINISHED GRADE	F.G.
CLEAN OUT	C.O.	EXISTING	EX.
ENCROACHMENT	ENC.	FIELD MEASURE	F.M.
TO BE REMOVED	T.B.R.	INVERT ELEVATION	I.E.

FILE NO.: 3807-031	DWG. NO.: 3807-031
DESIGNED BY: XXX	SHEET No.
DRAWN BY: BGW	1-1
CHECKED BY: G.L.A.	
SCALE: 1" = 10'	

CLIENT:  
XX/XX/XX  
PATRICK BEAL  
CORKTOWN HISTORIC DEV  
5151 LARAIN ST  
DETROIT, MI 48208

8485 N. TERRITORIAL RD.  
PLYMOUTH, MI 48170  
PHONE: (734) 416-9850  
FAX: (734) 416-9857  
www.glsurveyor.com

**GLA**  
SURVEYORS &  
ENGINEERS

**TOPOGRAPHIC SURVEY**  
2075-2081-2087 VERMONT AND 2019 DALZELLE  
LOTS 31, 34, N. 25' OF LOT 37  
PART OF OUTLOT NO. 1 LAFERTY FARM SUB  
DETROIT, WAYNE COUNTY MICHIGAN 48216



04.22.2021  
2019 DALZELLE

**HDC3**





LOOKING EAST



LOOKING NORTH

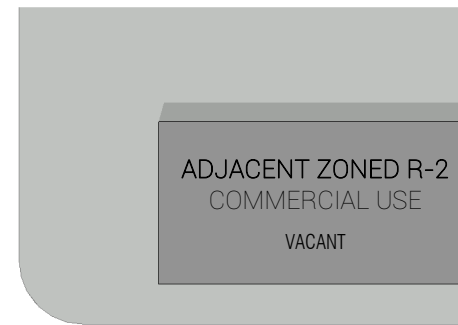
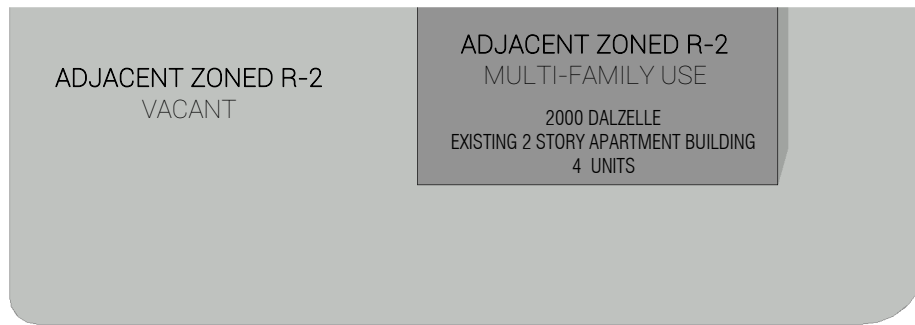
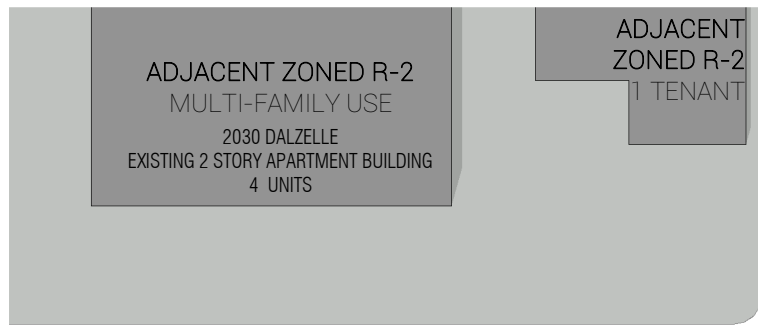


LOOKING WEST

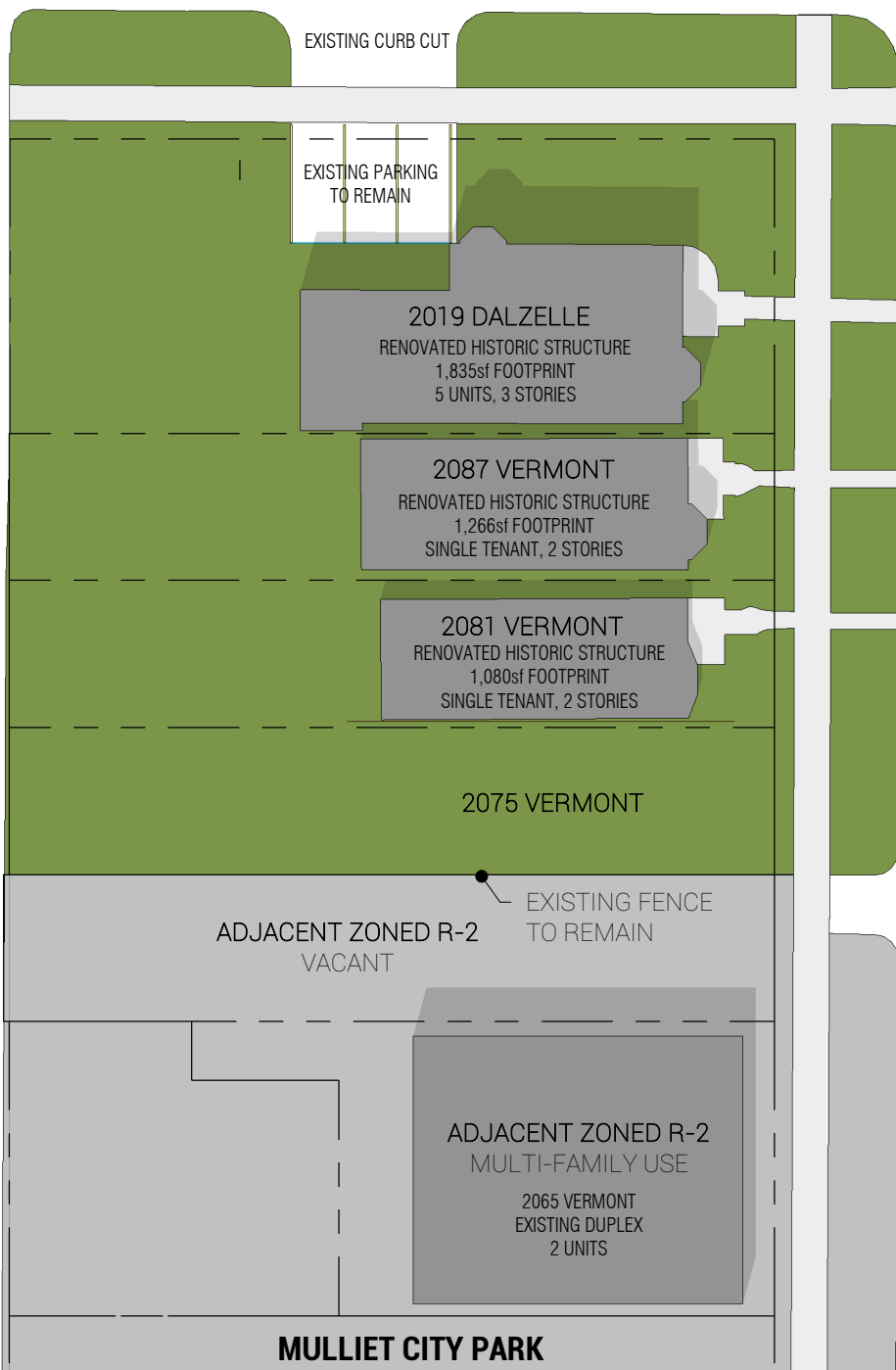
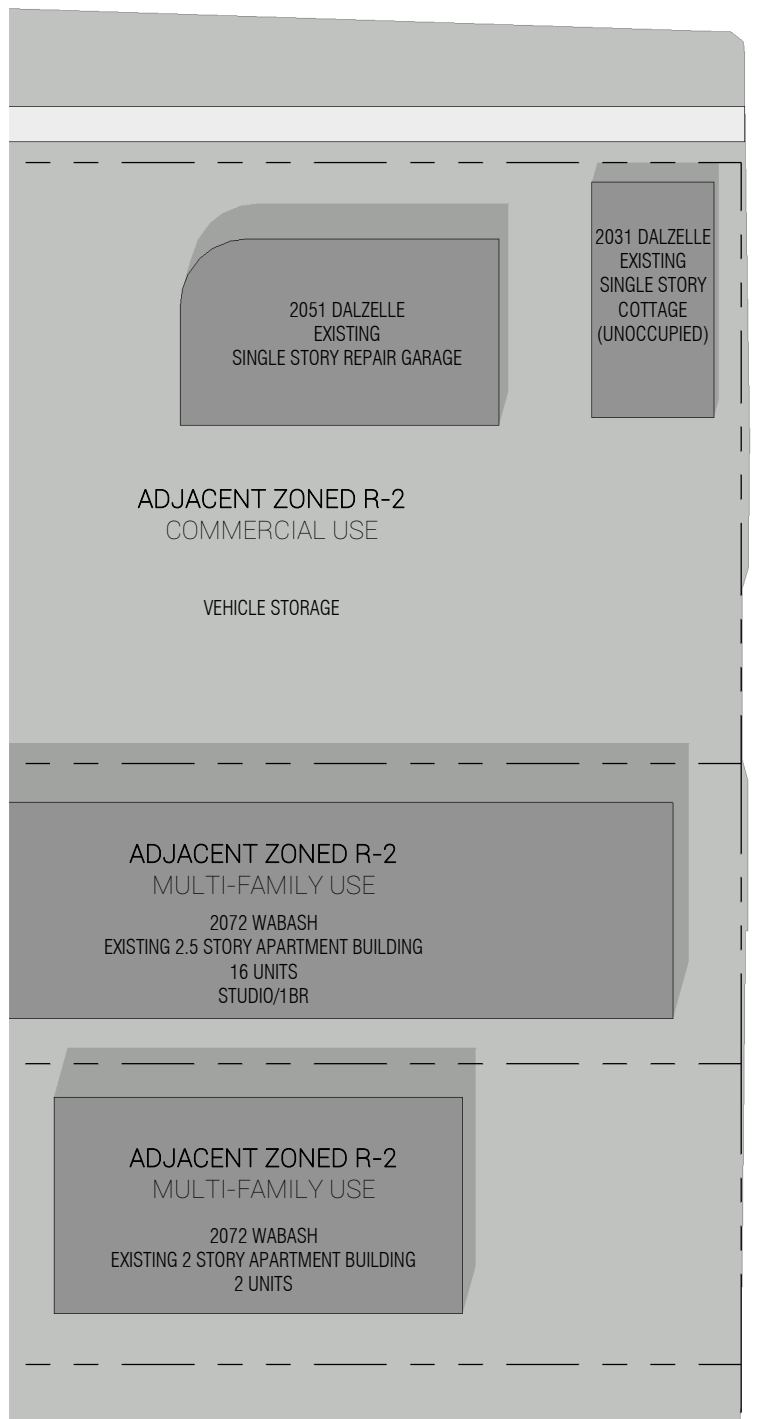


LOOKING SOUTH

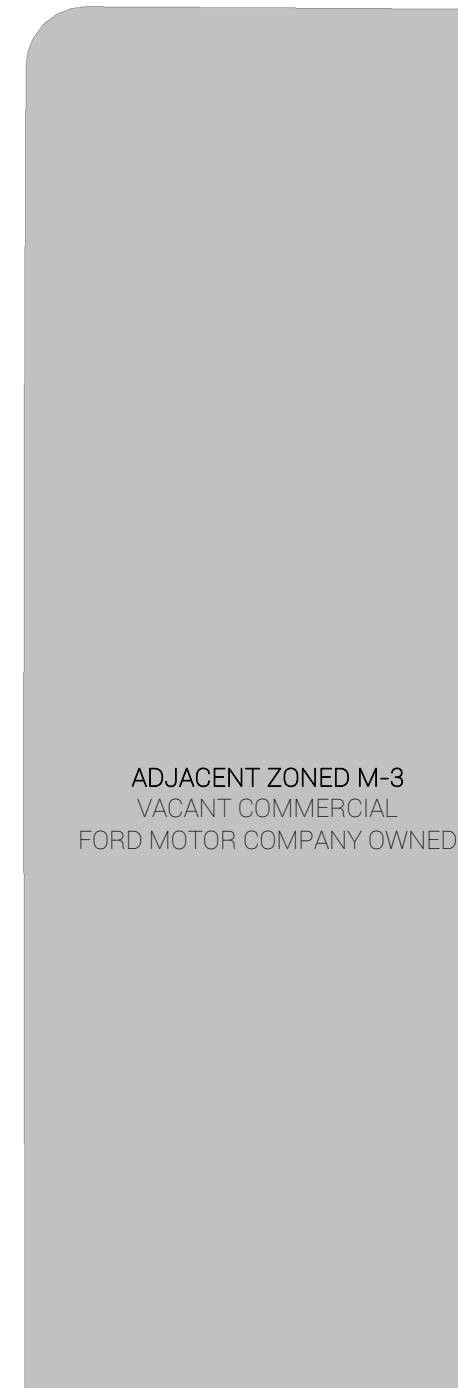




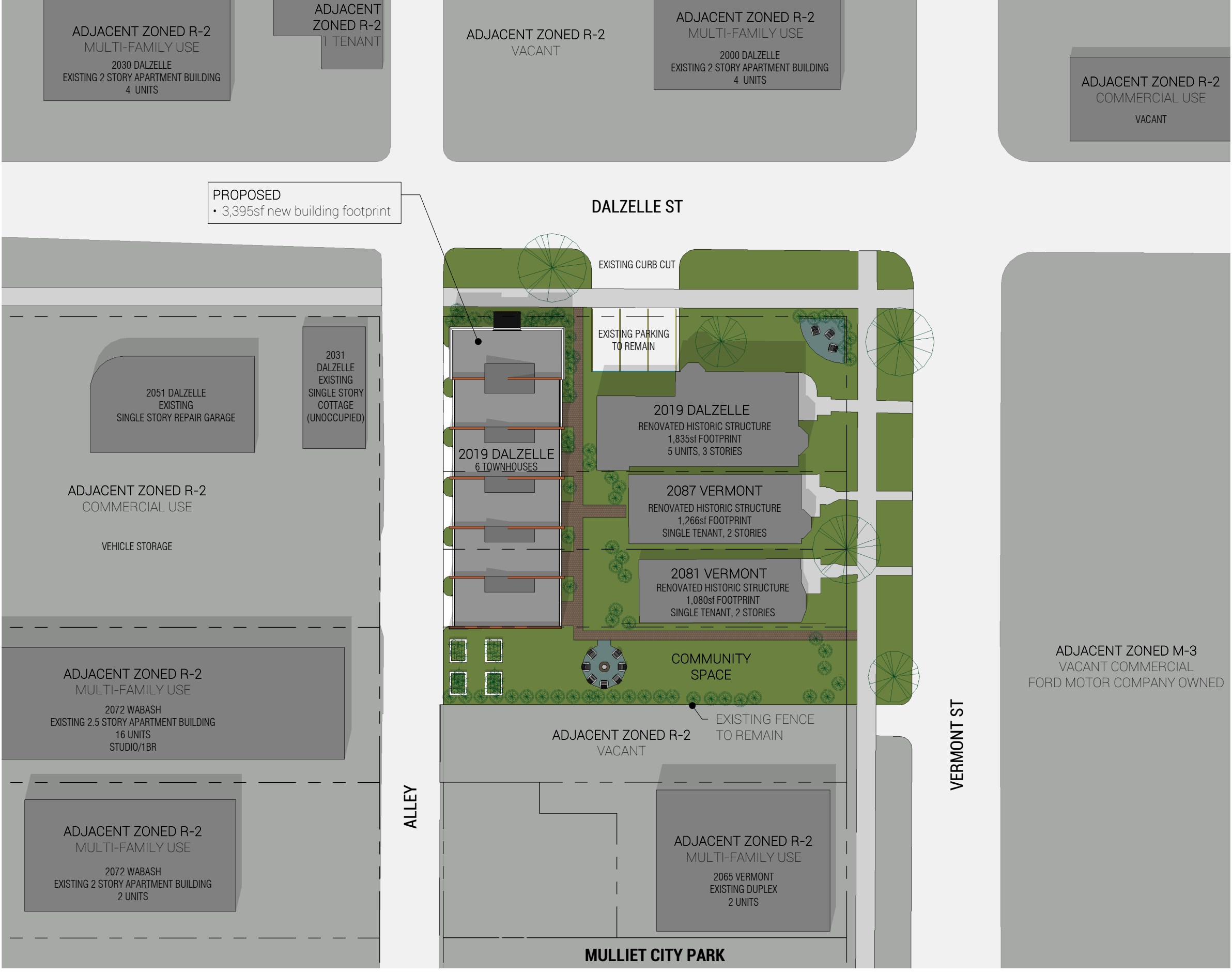
DALZELLE ST



VERMONT ST



EXISTING SITE PLAN



PROPOSED  
 • 3,395sf new building footprint

DALZELLE ST

EXISTING CURB CUT

EXISTING PARKING TO REMAIN

2019 DALZELLE  
 6 TOWNHOUSES

2019 DALZELLE  
 RENOVATED HISTORIC STRUCTURE  
 1,835sf FOOTPRINT  
 5 UNITS, 3 STORIES

2087 VERMONT  
 RENOVATED HISTORIC STRUCTURE  
 1,266sf FOOTPRINT  
 SINGLE TENANT, 2 STORIES

2081 VERMONT  
 RENOVATED HISTORIC STRUCTURE  
 1,080sf FOOTPRINT  
 SINGLE TENANT, 2 STORIES

COMMUNITY SPACE

ADJACENT ZONED R-2  
 VACANT

EXISTING FENCE TO REMAIN

ADJACENT ZONED R-2  
 MULTI-FAMILY USE  
 2065 VERMONT  
 EXISTING DUPLEX  
 2 UNITS

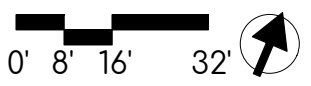
VERMONT ST

ADJACENT ZONED M-3  
 VACANT COMMERCIAL  
 FORD MOTOR COMPANY OWNED

MULLIET CITY PARK



PROPOSED SITE PLAN



04.12.2021  
 2019 DALZELLE

HDC6

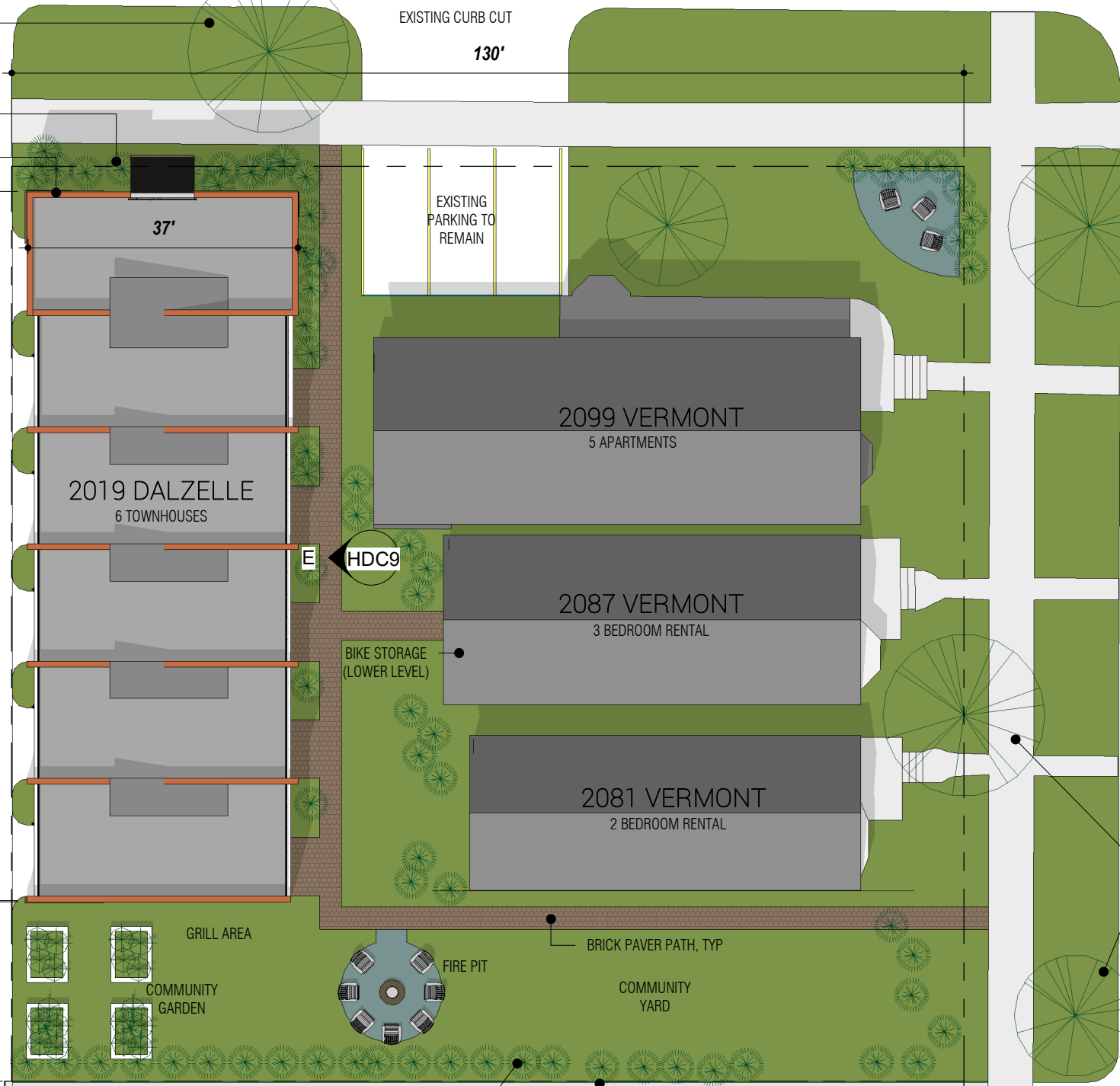


DALZELLE ST

EXISTING TREE TO REMAIN  
SHORT GRASSES & BUSHES THRU-OUT INTERIOR

EXISTING CURB CUT  
130'

ALIGN FRONT SETBACK



EXISTING TREE TO REMAIN

97'  
HDC8 W.

EXISTING PARKING TO REMAIN

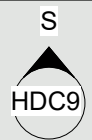
E HDC8

ALLEY

VERMONT ST

24'

20'



5FT TALL PRIVACY HEDGES

EXISTING FENCE TO REMAIN

EXISTING TREE TO REMAIN

### PROJECT SUMMARY

#### PROJECT NARRATIVE

Addition of 6 townhouses to the combined site to form a residential court. Existing buildings are residential and vary from 2 to 3 stories. New townhouses will be 3 stories in height with parking on lower level. Common amenities include a garden, grill area and fire pit gathering space.

#### PROPOSED SITE

- 16,250sf total combined parcel area
- 4,181sf existing building footprints
- 3,395sf new building footprint
- Lot Coverage 46%
- Floor Area Ratio (FAR): 1.01
- Recreational Space Ratio (RSR): 0.39 (6,430sf rec area / 16,460sf gross area)

#### PROPOSED NEW BUILDING

- 10,185sf total new building (3,395sf Footprint)
- 3 stories, 33' height to parapet
- 6 residential 2-bedroom townhouses

#### PARKING

- 1 Garage parking space per unit

#### COMMUNITY COURT

- Shared Gathering Fire Pit
- Shared Green Yard Space
- Community Garden Beds



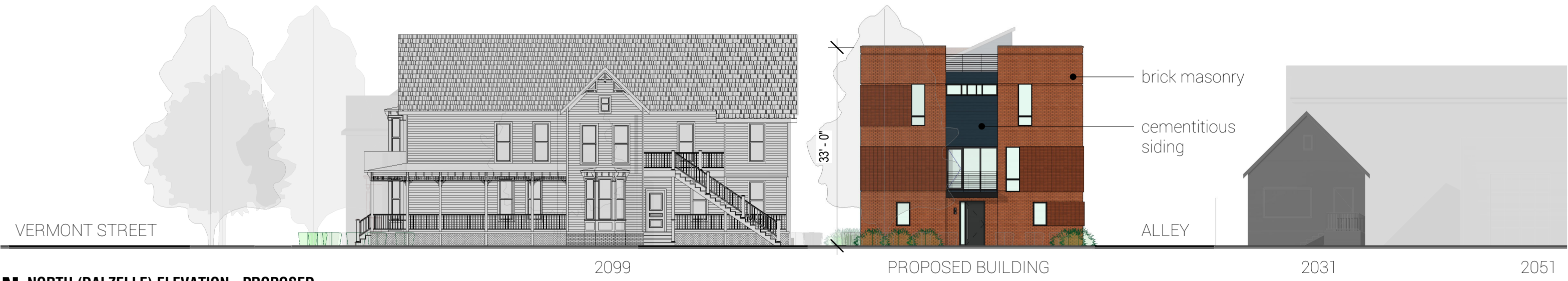
PROPOSED SITE PLAN



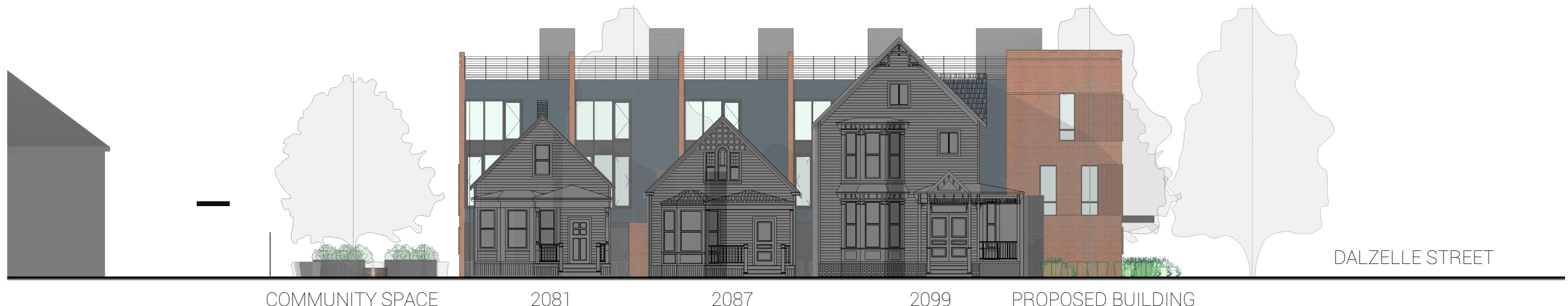
04.22.2021  
2019 DALZELLE

# HDC7





**N NORTH (DALZELLE) ELEVATION - PROPOSED**  
1/16" = 1'-0"



**E EAST (VERMONT) ELEVATION - PROPOSED**  
1/16" = 1'-0"



**W WEST ELEVATION - PROPOSED**  
1/16" = 1'-0"

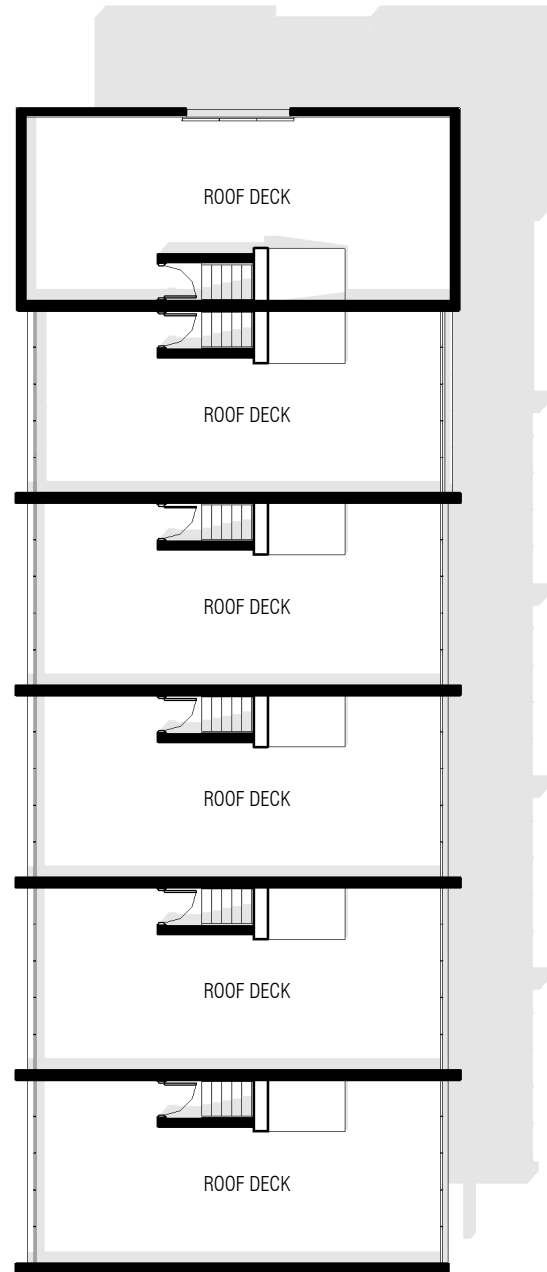
PROPOSED ELEVATIONS



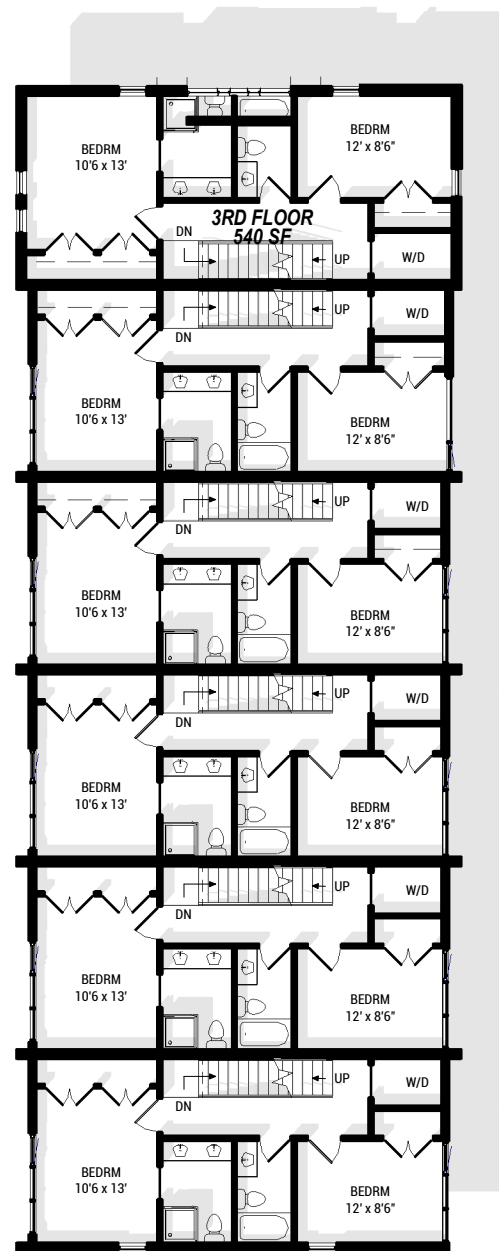
**S SOUTH ELEVATION - PROPOSED**  
1/16" = 1'-0"



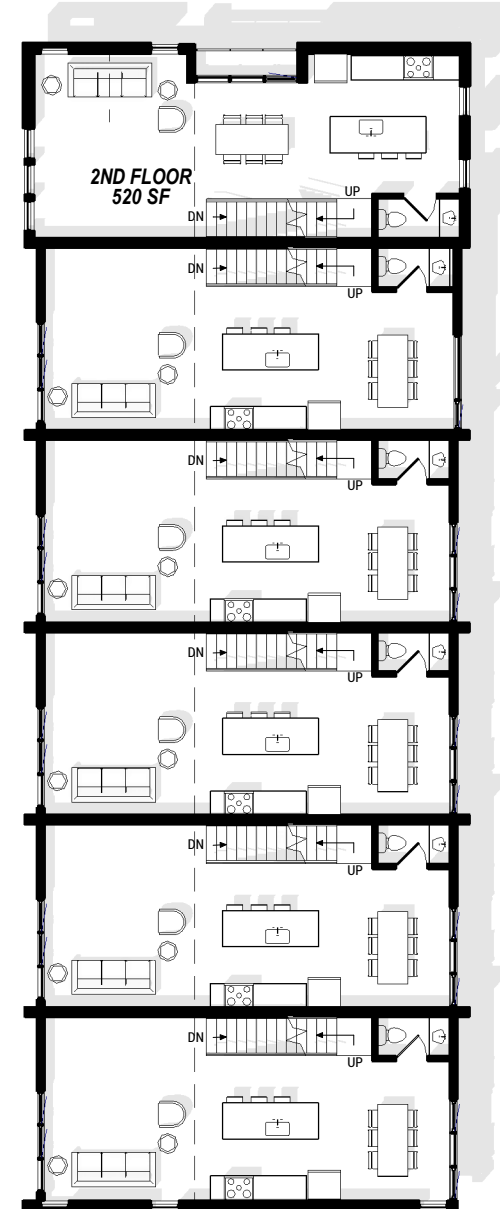
**E EAST (VERMONT) ELEVATION - PROPOSED INTERIOR**  
1/16" = 1'-0"



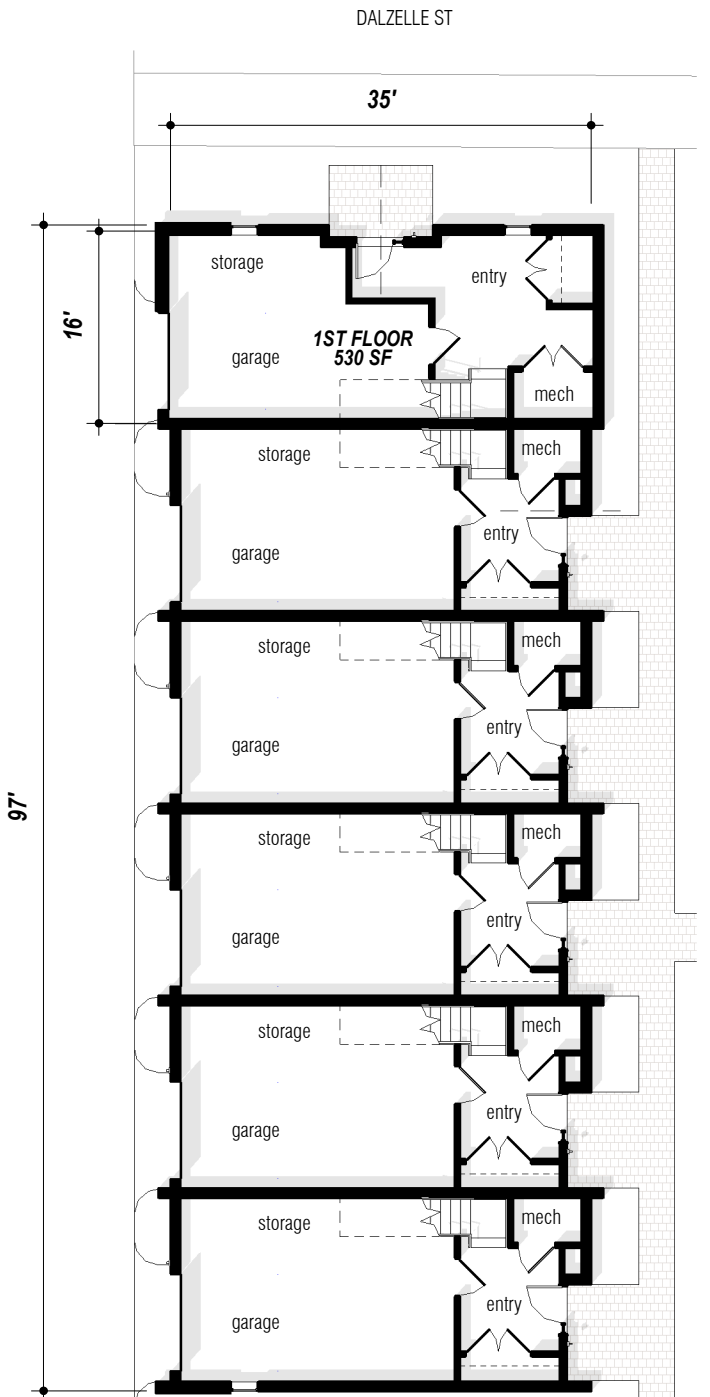
**4** PROPOSED ROOF PLAN  
1/16" = 1'-0"



**3** PROPOSED 3RD FLOOR PLAN  
1/16" = 1'-0"



**2** PROPOSED 2ND FLOOR PLAN  
1/16" = 1'-0"



**1** PROPOSED 1ST FLOOR PLAN  
1/16" = 1'-0"





AERIAL VIEW SHOWING PROPOSED CONSTRUCTION ↓





3D VIEW FROM CORNER OF VERMONT & DALZELLE (LOOKING SOUTHWEST)



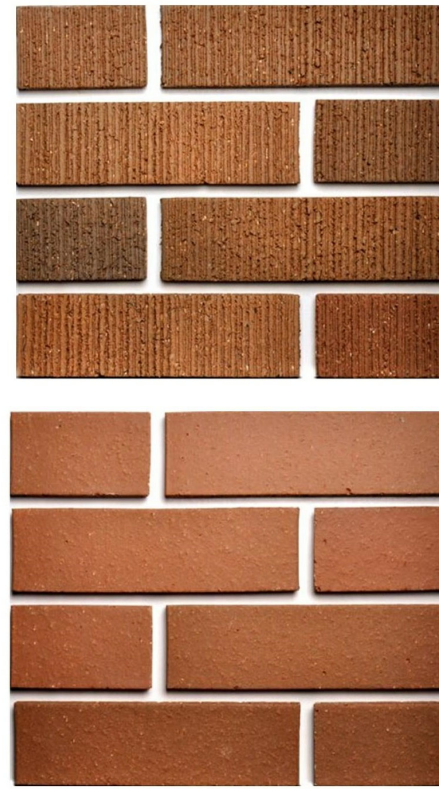


3D VIEW FROM CORNER OF WABASH & DALZELLE (LOOKING SOUTHEAST)





HARDI ARTISAN 6" LAP SIDING (SMOOTH) WITH MITERED CORNERS  
 COLOR SHERWIN WILLIAMS NEEDLEPOINT NAVY  
**SIDING**



BOWERSTON BLUSH BUFF SMOOTH WITH  
 FLASH VERTICAL ACCENT BANDS  
**BRICK**



@ ENTRY DOORS TECHLIGHTING - LYFT CLEAR SCONCE



@ GARAGES TECHLIGHTING - WINDFALL DOWNLIGHT SCONCE

**EXTERIOR LIGHT FIXTURES**



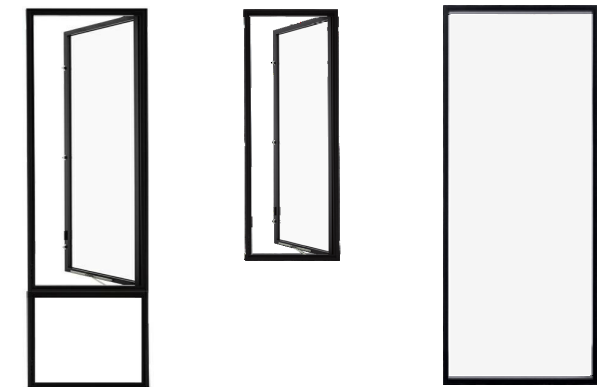
FLAT ALUMINUM BAR STOCK  
 PAINTED BLACK

**RAILINGS**



CLOPAY RESIDENTIAL ALUMINUM GARAGE DOOR, MARVIN MODERN MULTI-SLIDE (3 PANEL & 2 PANEL)  
 MARVING ULTIMATE SWING DOORS WITH GLASS, SOLID WOOD SWING ENTRY DOOR W/ SIDELITE

**DOORS**



MARVIN MODERN CASEMENT,  
 SLIDING & FIXED WINDOW

**WINDOWS**



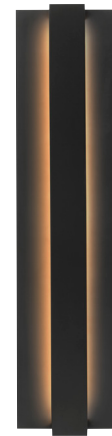
Modern, crisp lines and a slim profile combine in the handsome Windfall LED outdoor fixture. Indirect light bounces off the smooth, matte finish of the back plate to create a gentle glow for wayfinding in outdoor corridors and walkways.

**Outstanding protection against the elements:**

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

## SPECIFICATIONS

DELIVERED LUMENS	183.6
WATTS	20
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
CCT	3000K
CRI	80
COLOR BINNING	3-Step
BUG RATING	N/A
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 hours
WARRANTY*	5 years
WEIGHT	5 lbs.



WINDFALL shown in black

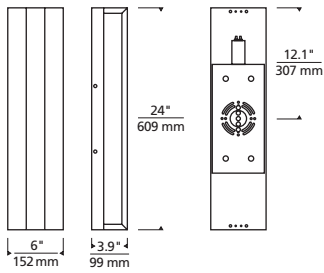


WINDFALL shown in silver

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.

## ORDERING INFORMATION

PRODUCT	FINISH	LAMP
7000WWD	B BLACK	LED LED 80CRI, 3000K, 120V
	I SILVER	LED277 LED 80CRI, 3000K, 277V



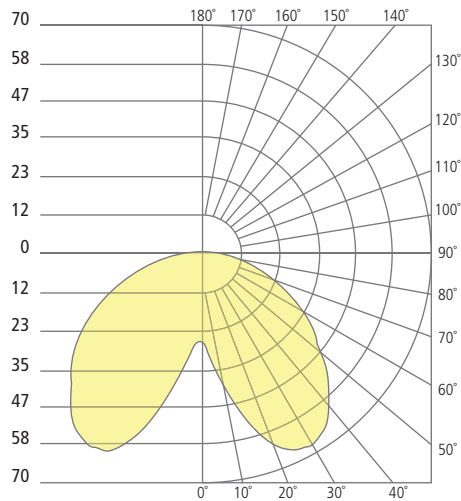
Windfall

## PHOTOMETRICS\*

\*For latest photometrics, please visit [www.techlighting.com/OUTDOOR](http://www.techlighting.com/OUTDOOR)

### WINDFALL

Total Lumen Output: 183.6  
 Total Power: 20  
 Luminaire Efficacy: 84  
 Color Temp: 3000K  
 CRI: 80  
 BUG Rating: N/A



## PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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**TECH LIGHTING**

**VISUAL COMFORT & Co.**

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400





Combining modern geometric design with unique diffuser materials, the Lyft wall sconce features a clear acrylic diffuser that adds sparkle to the illuminated area with highly effective light distribution. Available in two size and three finishes.

### Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

### SPECIFICATIONS

DELIVERED LUMENS	215
WATTS	9.9
VOLTAGE	Universal 120V-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Fuse / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80
COLOR BINNING	3 Step
BUG RATING	B0-U3-G1
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	5.2 lbs.

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.



LYFT 12  
shown with  
clear lens, bronze



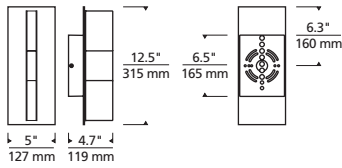
LYFT 12  
shown with  
clear lens, charcoal

### ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
700OWLYT	827 80 CRI, 2700K	12 12"	C CLEAR	B BLACK	UNV 120V-277V	S SYMMETRIC	NONE
	830 80 CRI, 3000K			Z BRONZE			LF IN-LINE FUSE
	840 80 CRI, 4000K			H CHARCOAL			SP SURGE PROTECTION
							LFSP IN-LINE FUSE & SURGE PROTECTION



# LYFT 12 CLEAR WALL SCONCE



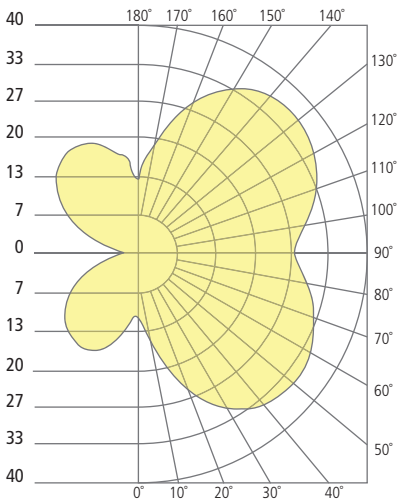
Lyft 12

## PHOTOMETRICS\*

\*For latest photometrics, please visit [www.techlighting.com/OUTDOOR](http://www.techlighting.com/OUTDOOR)

### LYFT 12 CLEAR

Total Lumen Output:	215
Total Power:	9.9
Luminaire Efficacy:	21.5
Color Temp:	3000K
CRI:	80
BUG Rating:	B0-U3-G1



## PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by  
3 amending Article XVII, *Zoning District Maps*, Section 50-17-44, *District Map No. 42*, to revise  
4 the existing R2 (Two-Family Residential) zoning classification to the PD (Planned Development)  
5 zoning classification for four parcels commonly known as 2075, 2081, 2087, and 2099 Vermont  
6 Street.

7 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

8 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*  
9 *Maps*, Section 50-17-44, *District Map No. 42*, is amended as follows:

10 **CHAPTER 50. ZONING**

11 **ARTICLE XVII. ZONING DISTRICT MAPS**

12 **Sec. 50-17-44. District Map No. 42.**

13 (1) The existing R2 Two-Family Residential District zoning classification is revised to  
14 the PD Planned Development District zoning classification for the properties being part of the  
15 block generally bounded by Dalzelle Street to the north, Vermont Street to the east, Marantette  
16 Street to the south, and Wabash Street to the west, commonly identified as 2075, 2081, 2087, and  
17 2099 Vermont Street, , more specifically described as:

18 W VERMONT N 25 FT OF 37 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193  
19 PLATS, W.C.R. 8/21 25 X 130

20 W VERMONT S 25 FT 34 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193  
21 PLATS, W.C.R. 8/21 25 X 130

22 W VERMONT N 25 FT 34 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193  
23 PLATS, W.C.R. 8/21 25 X 130



1 W VERMONT 31 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193 PLATS.

2 W.C.R. 8/21 50 X 130

3 (2) All development within the PD Planned Development District zoning classification  
4 described herein must be in accordance with the site plans, elevations, and other components of  
5 the development proposal for the 'Dalzelle Court' project, as drawn by Push Design LLC, dated  
6 April 8, 2024, and must be subject to the following condition:

7 (i) All final site plans, elevations, lighting, landscape and signage plans are subject to  
8 review and approval by the City Planning Commission staff prior to submitting any  
9 applications for applicable building or construction permits.

10 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are  
11 repealed.

12 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
13 health, safety, and welfare of the people of the City of Detroit.

14 **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
15 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)  
16 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

  
Conrad Mallitt  
Corporation Counsel



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

**TO:** Mr. Marcell Todd, Director, City Planning Commission  
**FROM:** Greg Moots, Planning and Development  
**RE:** Master Plan Interpretation for **Rezoning**  
**DATE:** June 27, 2023

**RE:** Master Plan of Policies review of the request to show a PD (Planned Development District) zoning classification where an R2 (Two-family residential District) is currently shown on four parcels commonly known as 2099, 2087, 2081, and 2075 Vermont Street

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of the Detroit City Planning Commission.

**Location**

The four subject parcels (2099, 2087, 2081, and 2075 Vermont Street) are located south of Dalzelle Street and west of Rosa Parks Boulevard.

**Existing Site Information**

The area is approximately 0.4 acres in size and contains three historic homes—a five-unit multiple-family dwelling and two single-family dwellings.

**Surrounding Site Information**

North: R2 – mixed residential  
East: M3 – vacant, under construction  
South: R2 – Two-family home  
West: R2 – Commercial and residential

**Project Proposal**

The rezoning is being requested to permit the development of a multiple-family residential building that would consist of five townhouse units and three stacked apartment units along the alley property line. The street side of the site contains three historic homes—a five-unit multiple-family dwelling and two single-family dwellings. The total development as proposed would include 15 units. The total development as proposed would include 15 units.



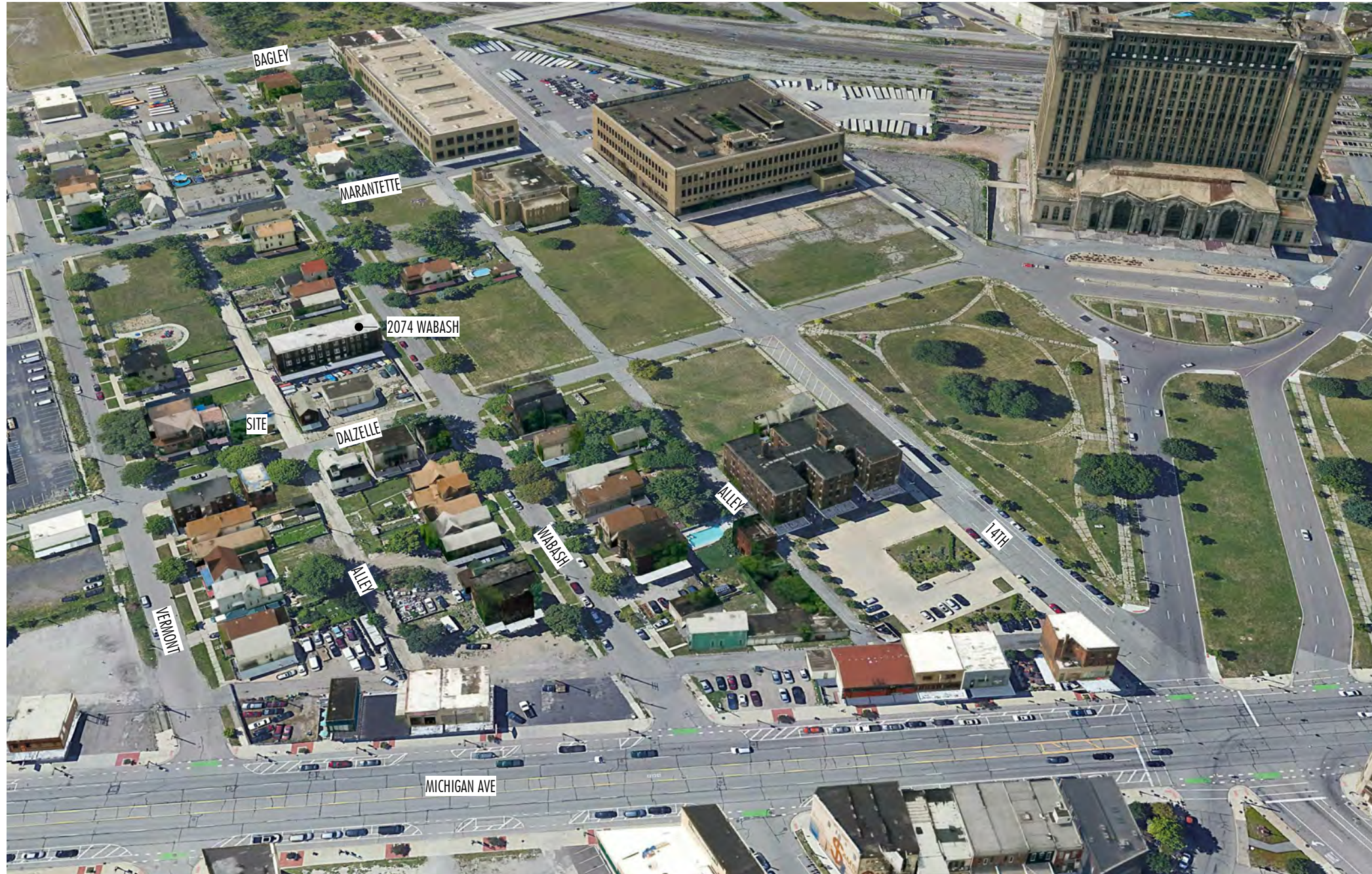
# DALZELLE COURT

## PROPOSED MULTI-FAMILY DEVELOPMENT



3D STREETVIEW





AERIAL LOCATION MAP



## NEW TOWNHOUSE & APARTMENT DEVELOPMENT 2019 DALZELLE, DETROIT MI

### EXISTING CONDITIONS DESCRIPTION

- 2019 Dalzelle: Existing 3-story house
- 2087 Vermont: Existing 2-story house
- 2081 Vermont: Existing 2-story house

These (3) existing buildings are undergoing renovations previously approved by HDC. New building to occupy the rear of these 3 lots.

- 2075 Vermont: Vacant lot with grass. Existing south lot line wood fence line to remain.

All (4) existing parcels to be combined. Rezoning application has been submitted.

### PROJECT DESCRIPTION

- New 3-story townhouse building with 6 residential 2-bedroom townhouses located facing Dalzelle Street where previous apartment house stood. Garage parking under structure at first level accessed via alley. Future community space at current 2075 Vermont lot.

### DETAILED SCOPE OF WORK

- This new building returns the historic density to this area as per the 1938 & 1951 Sanborn maps (HDC1) and apartment building that previously occupied the site (demolished ~2015)(HDC2).
- The front setback aligns with the adjacent house on Dalzelle.
- The massing is consistent with other multi-family masonry dwellings in the area such as 2074 Wabash which is a 3-story apartment building occupying much of its lot. (Indicated on the aerial to the left.)
- The materials of the proposed building incorporate both masonry brick and horizontal siding which are both present on the block. Fenestration is primarily vertical openings.
- Dalzelle facade with first floor entry reflects the apartment house previously on-site and others on Dalzelle.

### SHEET LIST

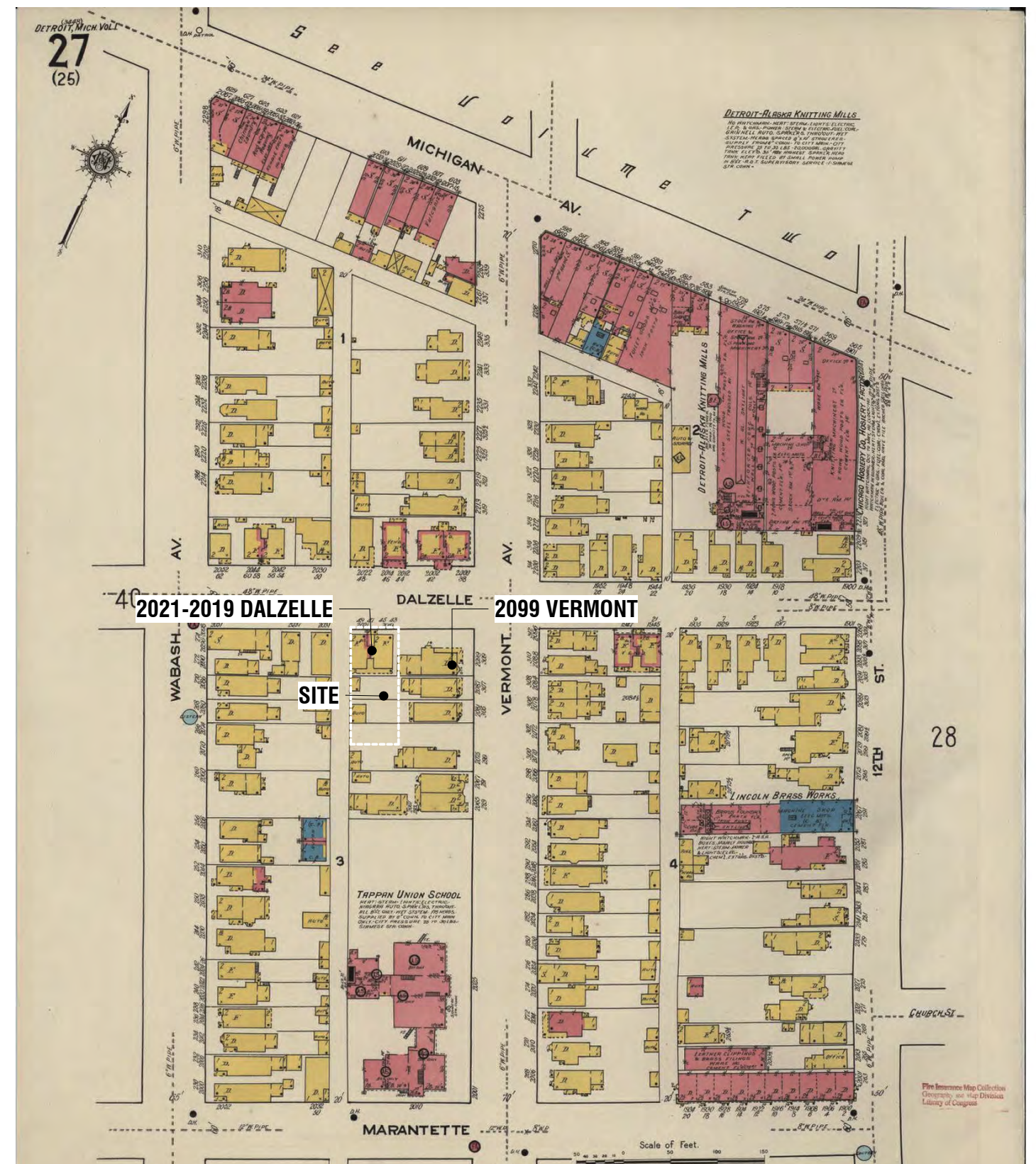
A0-0	COVER	A0-9	PROPOSED ELEVATIONS
A0-1	PROJECT INFORMATION	A0-10	PROPOSED ELEVATIONS
A0-2	SITE HISTORY	A0-11	PROPOSED FLOOR PLANS
A0-3	SITE HISTORY	A0-12	3D BIRDS EYE VIEW
A0-4	SURVEY	A0-13	3D STREET VIEWS
A0-5	SITE PHOTOS	A0-14	3D STREET VIEWS
A0-5b	SITE PHOTOS	A0-15	MATERIALS
A0-6	EXISTING SITE PLAN	A0-16	3D STREET VIEWS
A0-7	PROPOSED SITE PLAN	A0-17	SHADOW STUDY
A0-8	PROPOSED SITE PLAN		





**1884 & 1887 DETROIT SANBORN MAPS**

- 49 DALZELLE ST- SINGLE-STORY DWELLING W/ SHINGLE ROOF
- 309 13TH ST - TWO-STORY DWELLING W/ SHINGLE ROOF
- 307- 297 13TH ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR



**1921 DETROIT SANBORN MAP**

- 2021-2019 DALZELLE ST - TWO-STORY FLAT-ROOFED FRAMED BUILDING W/ CENTER MASONRY WALL & TWO-STORY REAR PORCHES
- 2099 VERMONT ST - TWO-STORY DWELLING W/ SHINGLE ROOF
- 2075-2087 VERMONT ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR





DALZELLE

ALLEY

May 2019

MAY 2019



DALZELLE

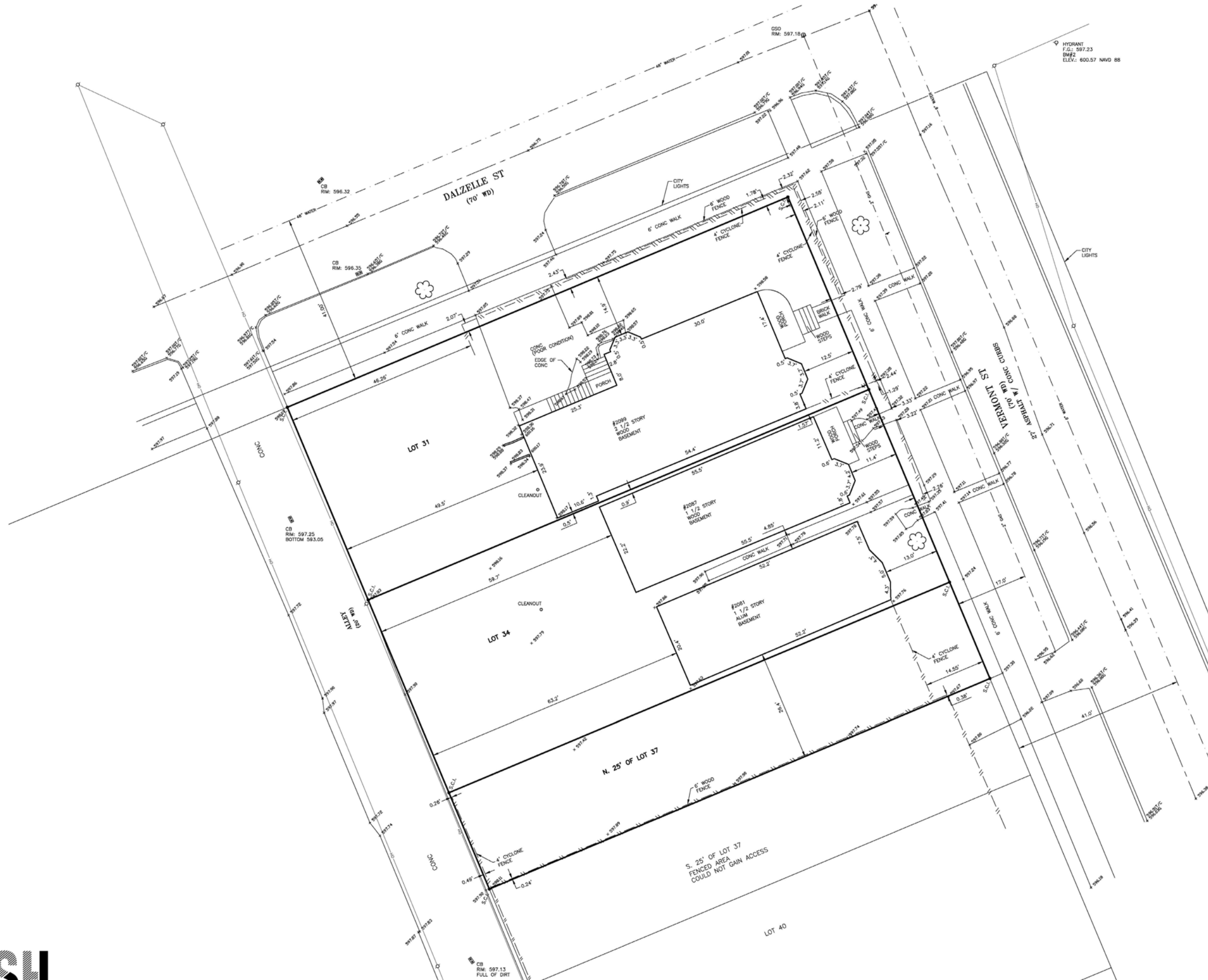
ALLEY

JUNE 2013

PREVIOUS 4 UNIT  
APARTMENT BUILDING  
ON SITE



**SITE SURVEY**



LOCATION MAP  
NO SCALE



NOT TO SCALE

**LEGAL DESCRIPTION**

LOTS 31, 34 AND THE NORTH 25 FEET OF LOT 37, SUBDIVISION OF PART OF OUT LOT NO. 1 OF LAFETY FARM, AS RECORDED IN LIBER 1 OF PLATS, PAGE 193, WAYNE COUNTY RECORDS.

**FLOODPLAIN**

SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.  
MAP NUMBER: 26163C0280E  
EFFECTIVE DATE: 02/02/2012

**UTILITY NOTE**

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**LEGEND**

GAS MAIN	---	STORM MANHOLE	⊕
WATERMAIN	---	STORM CATCH BASIN	⊕
STORM SEWER	---	SANITARY MANHOLE	⊕
SANITARY SEWER	---	GATE VALVE & WELL	⊕
OVERHEAD WIRES	---	DET. EDISON MANHOLE	⊕
1" WATER SERVICE	---	WAX/DIPS SHUT OFF	⊕
4" SANITARY LEAD	---	FIRE HYDRANT	⊕
FENCE	---	UTILITY POLE	⊕
PROP. ELEVATION	⊕	POLE OR POST	⊕
EX. SPOT ELEVATION	⊕	MALIBOX	⊕
RECORDED DISTANCE	M.	SIGN	⊕
MEASURED DISTANCE	M.	LIGHT	⊕
SET IRON	S.I.	DECIDUOUS TREE	⊕
FOUND IRON	F.I.	EVERGREEN TREE	⊕
FOUND CONC. MON.	F.C.M.	UTILITY PEDESTAL	⊕
POINT OF BEGINNING	P.O.B.	CULVERT	⊕
TOP OF PIPE	T/P	BENCHMARK	B.M.
TOP OF CURB	T/C	FINISHED FLOOR	F.F.
GUTTER	G.	FINISHED GRADE	F.G.
CLEAN OUT	C.O.	EXISTING	EX.
ENCROACHMENT	ENC.	FIELD MEASURE	F.M.
TO BE REMOVED	T.B.R.	INVERT ELEVATION	I.E.

FILE NO.: 3807-031	DWG. NO.: 3807-031
DESIGNED BY: XXX	SHEET No.
DRAWN BY: BGW	1-1
CHECKED BY: G.L.A.	
SCALE: 1" = 10'	

CLIENT: XX/XX/XX  
 PATRICK BEAL  
 CORKTOWN HISTORIC DEV  
 5151 LARAIN ST  
 DETROIT, MI 48208

8495 N. TERRITORIAL RD.  
 PLYMOUTH, MI 48170  
 PHONE: (734) 416-9850  
 FAX: (734) 416-9857  
 www.glsurveyor.com

**GLA**  
SURVEYORS & ENGINEERS

**TOPOGRAPHIC SURVEY**  
 2075-2081-2087 VERMONT AND 2019 DALZELLE  
 LOTS 31, 34, N. 25' OF LOT 37  
 PART OF OUTLOT NO. 1 LAFETY FARM SUB  
 DETROIT, WAYNE COUNTY MICHIGAN 48216







LOOKING EAST



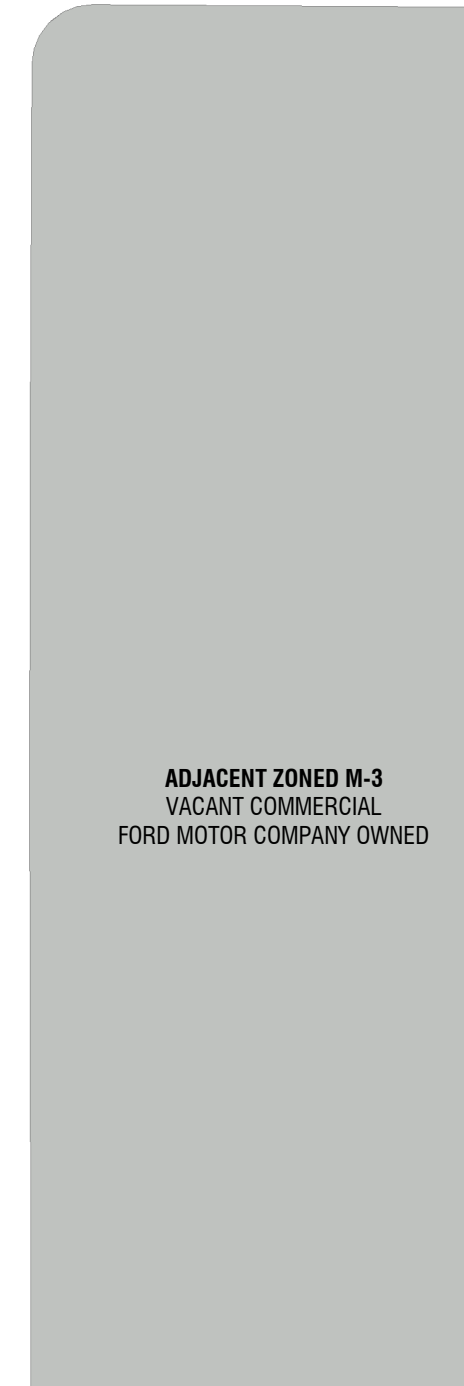
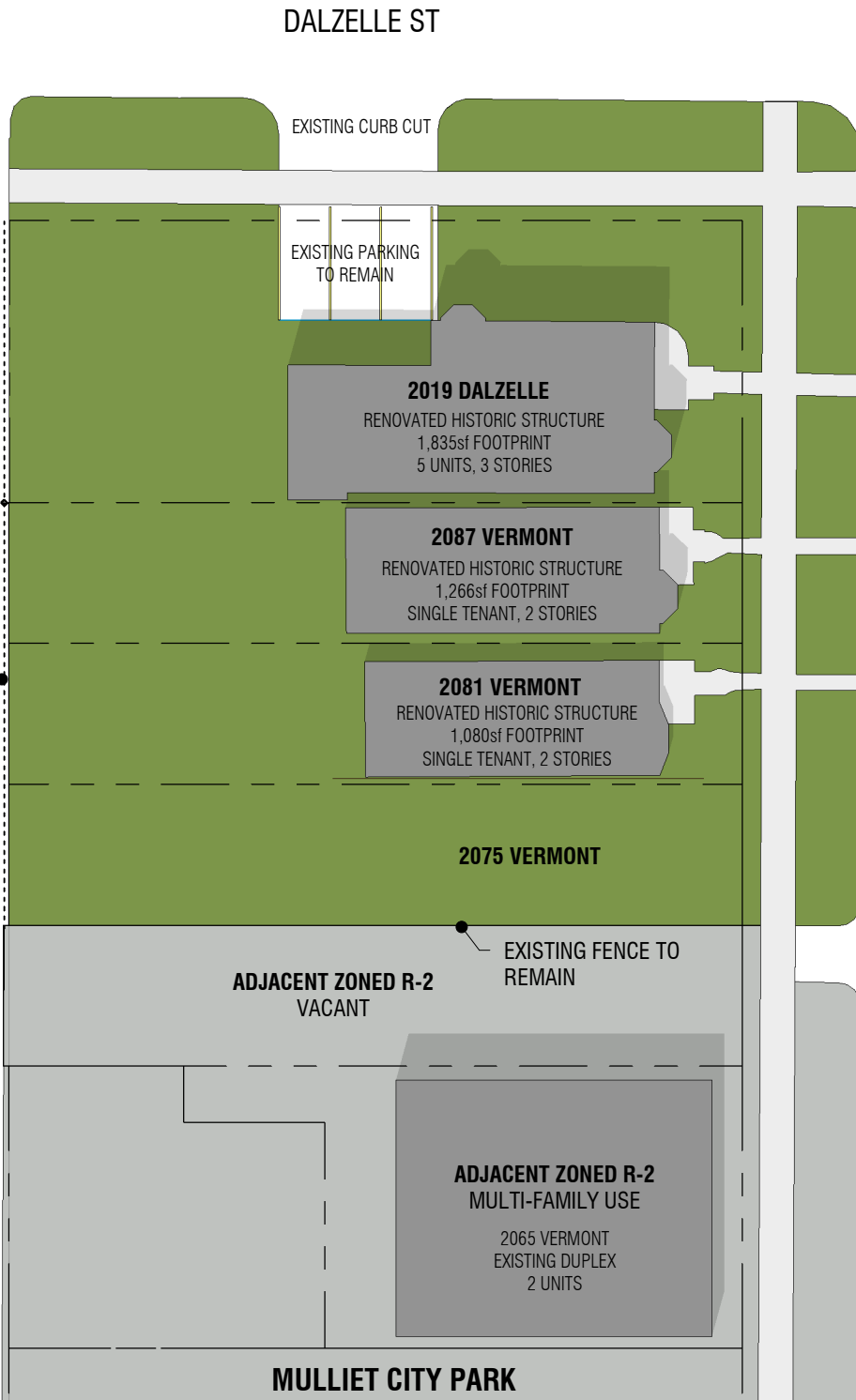
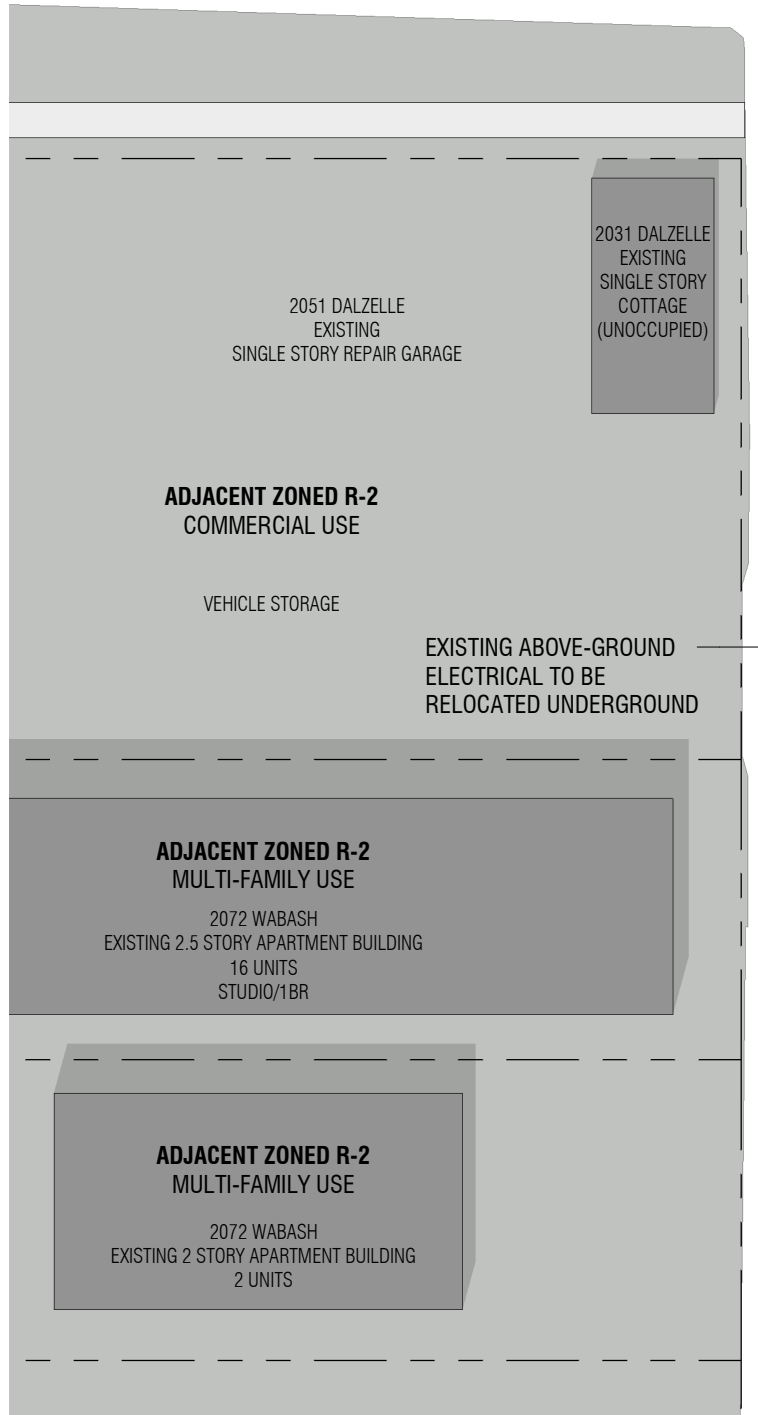
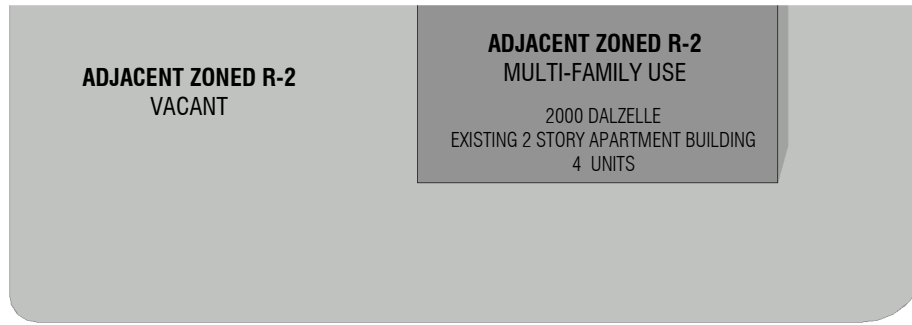
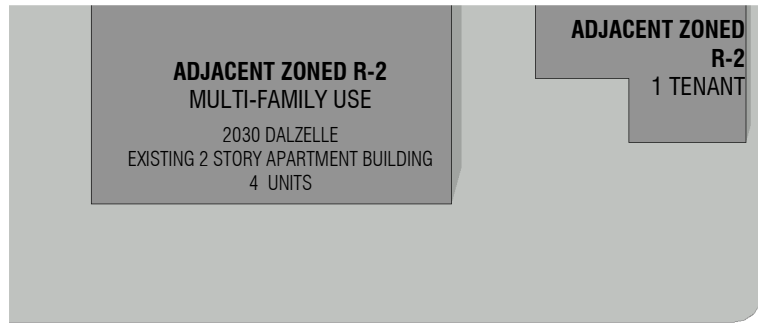
LOOKING SOUTH





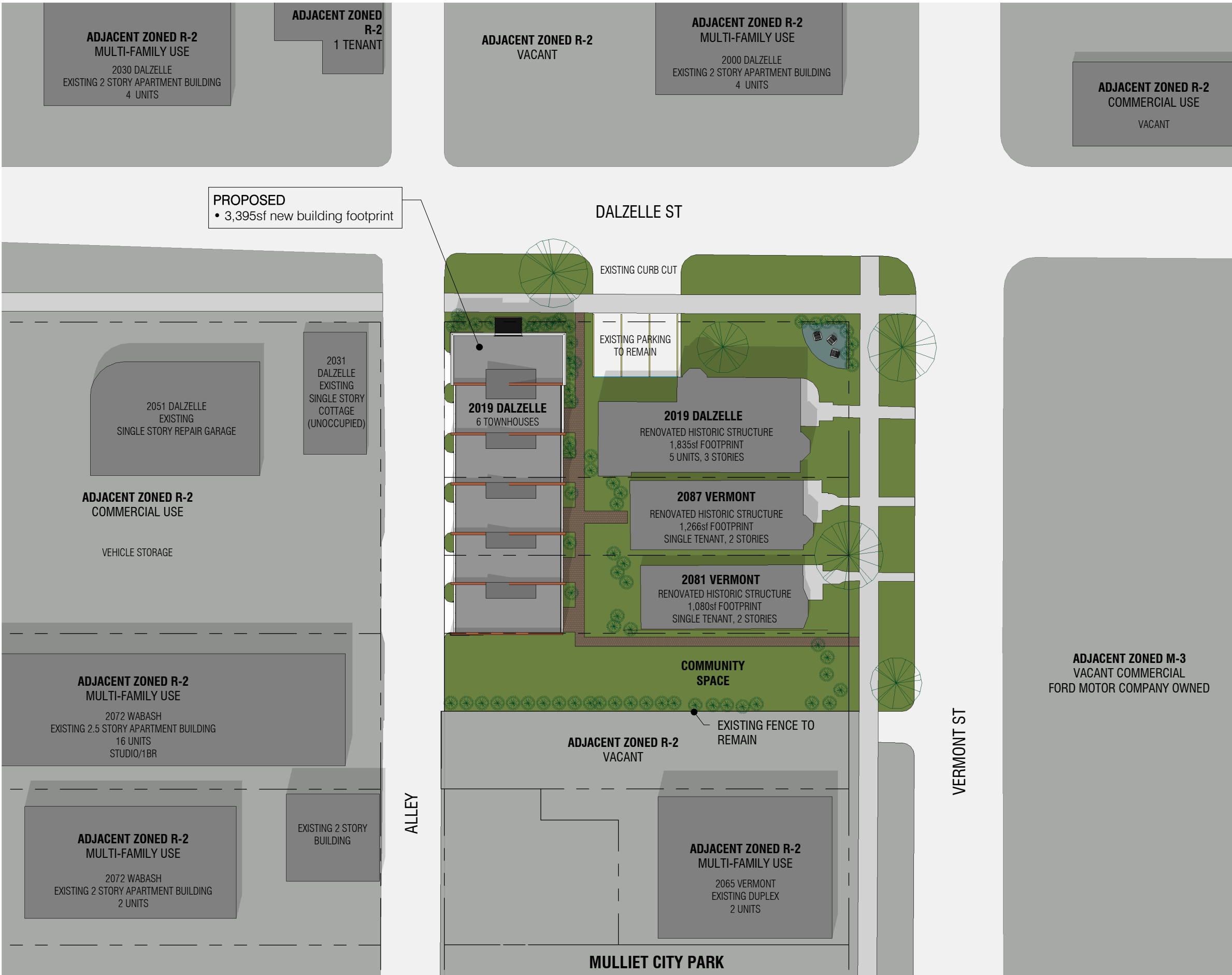
LOOKING WEST





**EXISTING SITE PLAN**





DALZELLE ST

PROJECT SUMMARY

PROJECT NARRATIVE

Addition of 6 townhouses to the combined site to form a residential court. Existing buildings are residential and vary from 2 to 3 stories. New townhouses will be 3 stories in height with parking on lower level. Common amenities include a garden, and green lawn gathering space.

PROPOSED SITE

- 16,250sf total combined parcel area
- 4,181sf existing building footprints
- 3,395sf new building footprint
- Lot Coverage 46%
- Floor Area Ratio (FAR): 1.01
- Recreational Space Ratio (RSR): 0.39 (6,430sf rec area / 16,460sf gross area)

PROPOSED NEW BUILDING

- 10,185sf total new building (3,395sf Footprint)
- 3 stories, 33' height to parapet
- 6 residential 2-bedroom townhouses

PARKING

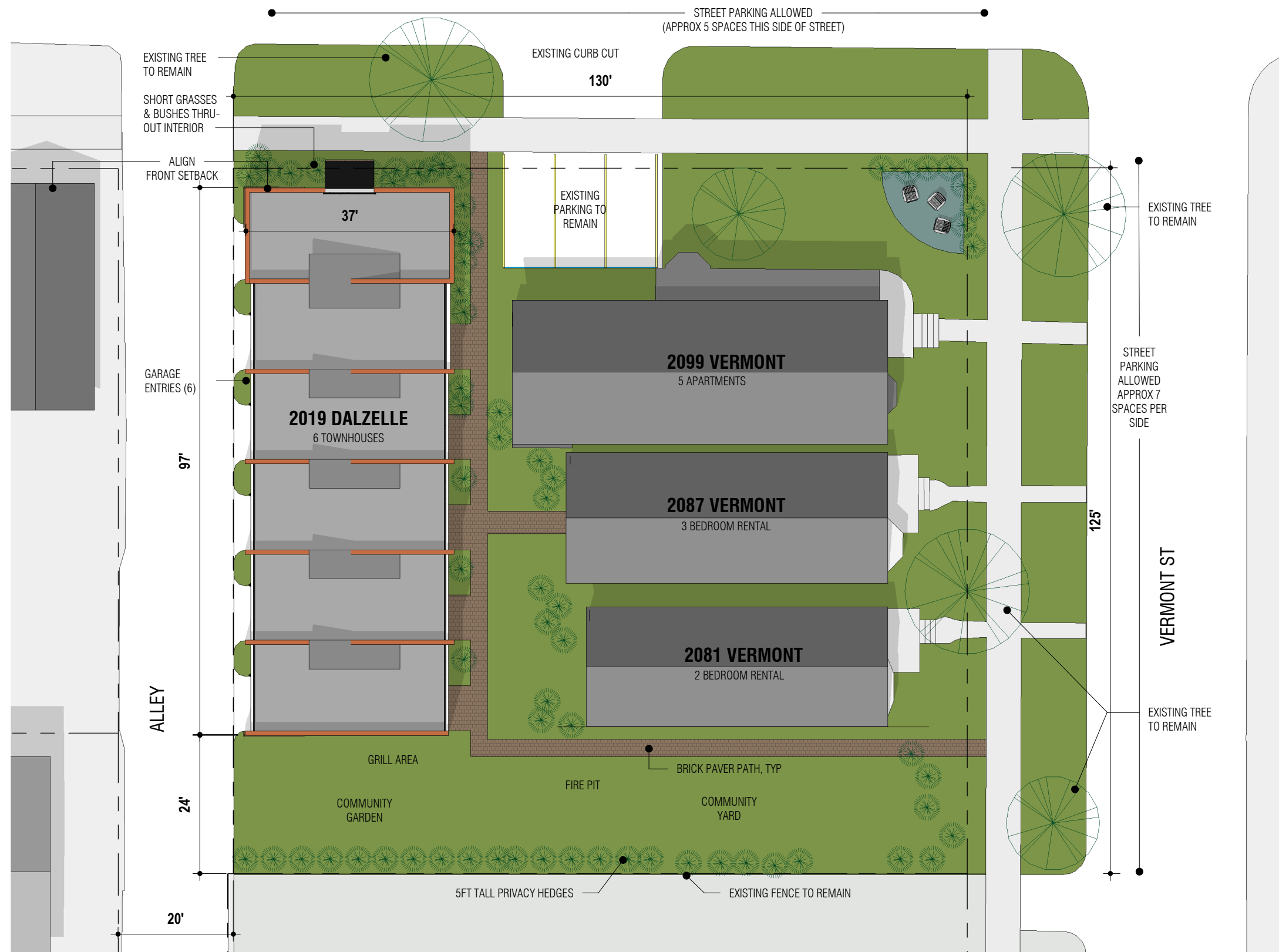
- 1 Garage parking space per unit
- Approx 12 street parking spots bordering property.

COMMUNITY COURT

- Shared Green Yard Space
- Tenant Amenities

SUSTAINABILITY & EFFICIENCY

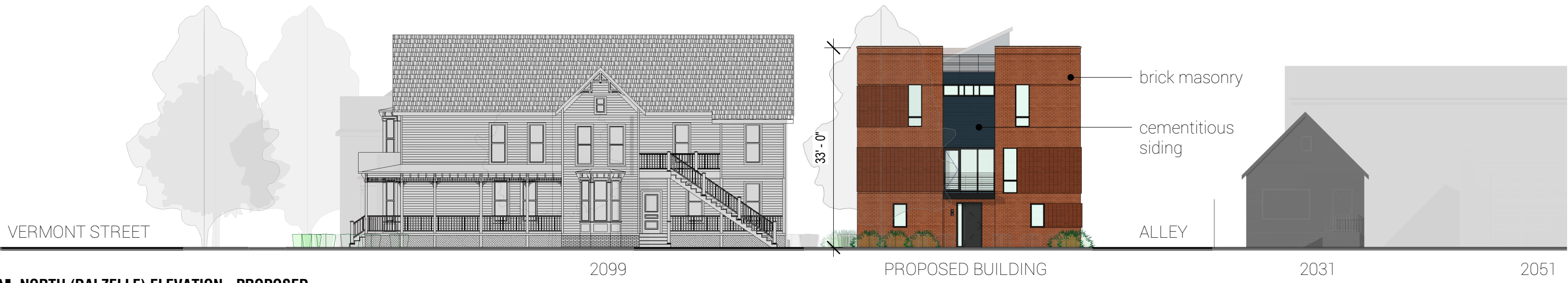
- Install EV charging stations in garages and at street in agreement with City of Detroit.
- High-efficiency Heat Pumps
- 100% electric development. No natural gas.



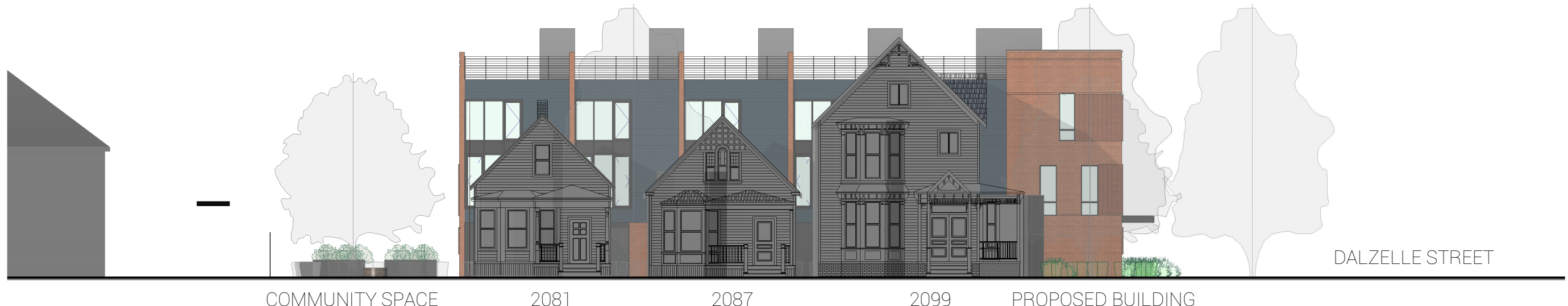
PROPOSED SITE PLAN







**N NORTH (DALZELLE) ELEVATION - PROPOSED**  
1/16" = 1'-0"

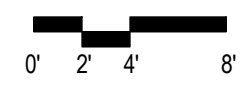


**E EAST (VERMONT) ELEVATION - PROPOSED**  
1/16" = 1'-0"



**W WEST ELEVATION - PROPOSED**  
1/16" = 1'-0"

PROPOSED ELEVATIONS



04.03.2024  
2019 DALZELLE

A0-9



2074

PROPOSED BUILDING

2075

VERMONT STREET

**S SOUTH ELEVATION - PROPOSED**  
1/16" = 1'-0"



2074 VERMONT

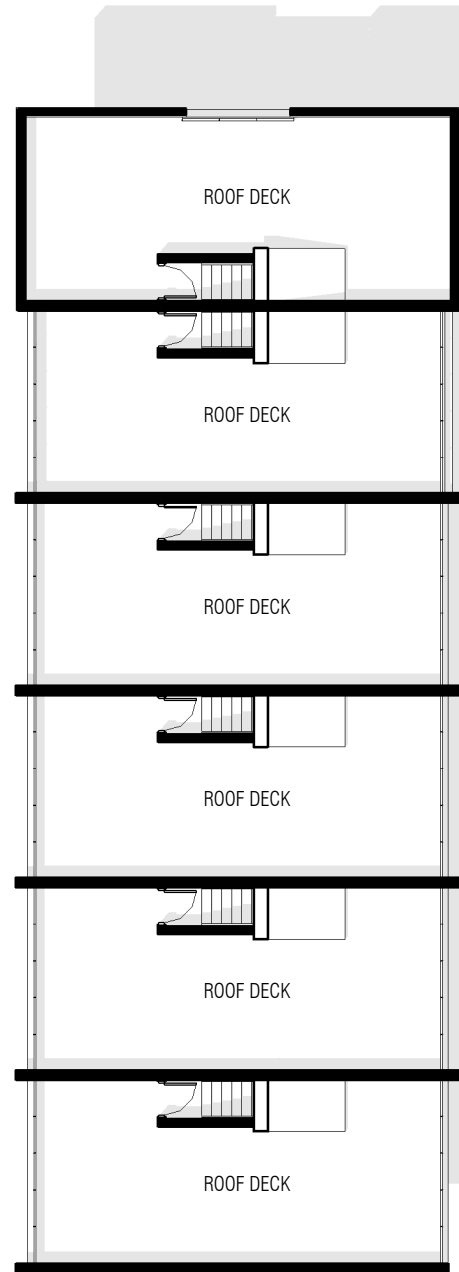
COMMUNITY SPACE

PROPOSED BUILDING

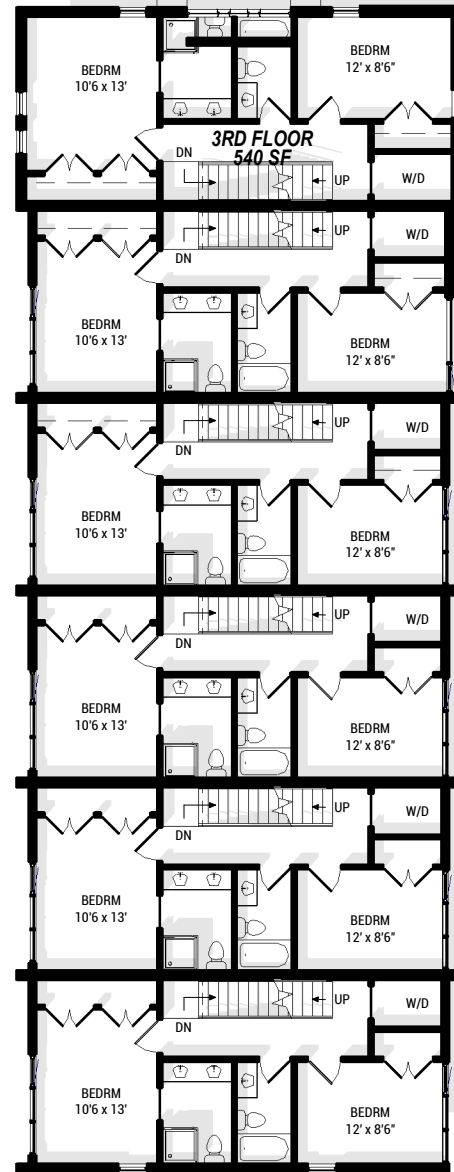
DALZELLE STREET

**E EAST (VERMONT) ELEVATION - PROPOSED INTERIOR**  
1/16" = 1'-0"

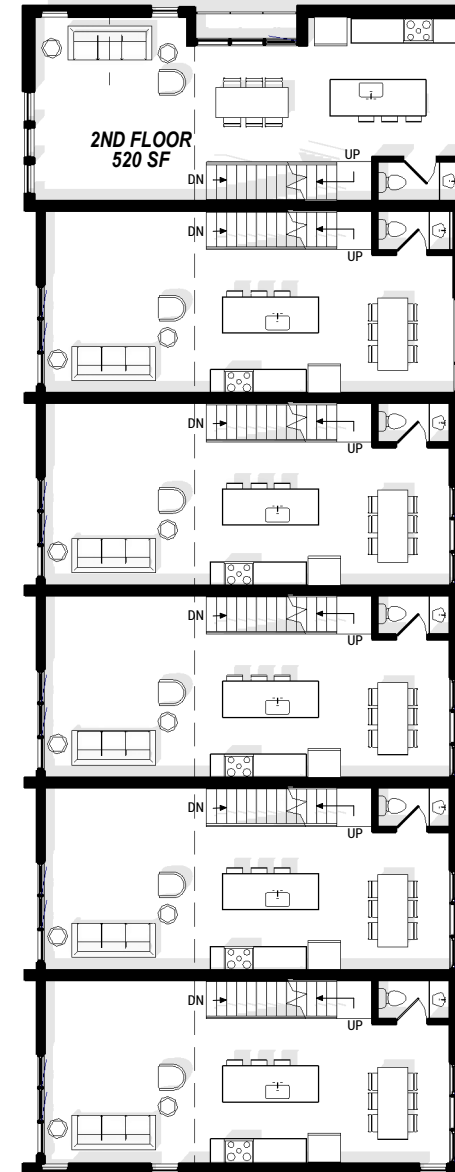




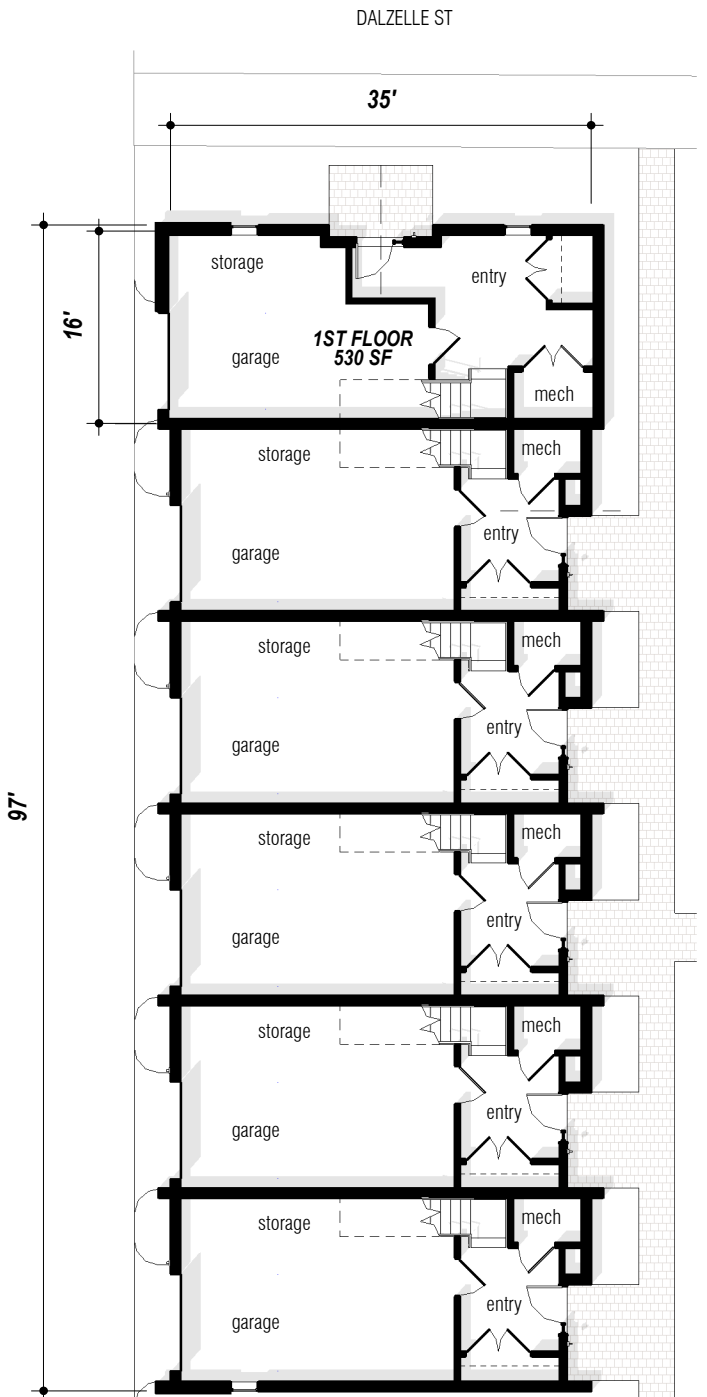
**4 PROPOSED ROOF PLAN**  
1/16" = 1'-0"



**3 PROPOSED 3RD FLOOR PLAN**  
1/16" = 1'-0"



**2 PROPOSED 2ND FLOOR PLAN**  
1/16" = 1'-0"



**1 PROPOSED 1ST FLOOR PLAN**  
1/16" = 1'-0"









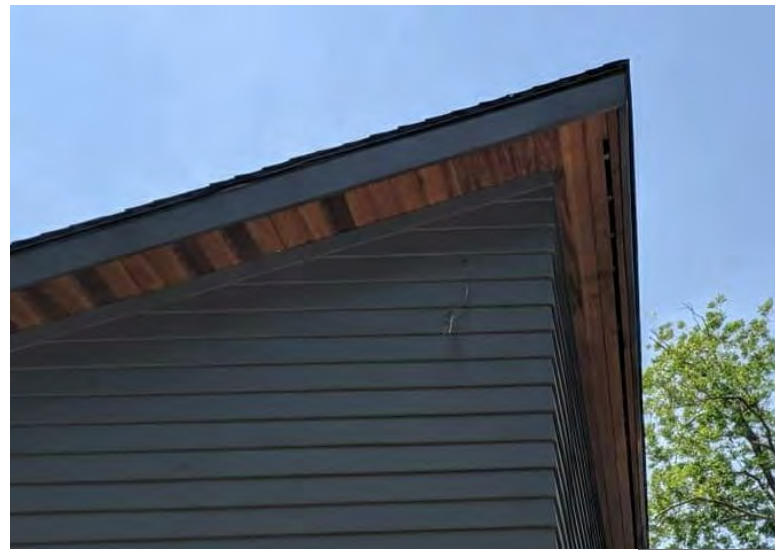
**3D VIEW FROM CORNER OF VERMONT & DALZELLE (LOOKING SOUTHWEST)**





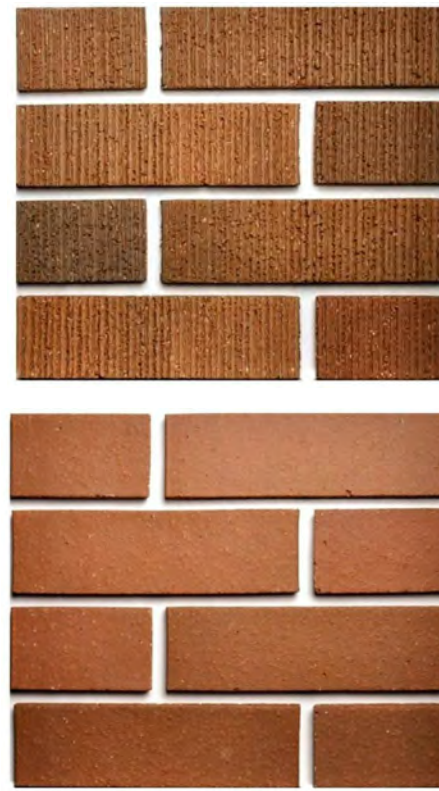
**3D VIEW FROM CORNER OF WABASH & DALZELLE (LOOKING SOUTHEAST)**





HARDI ARTISAN 6" LAP SIDING (SMOOTH) WITH MITERED CORNERS  
COLOR SHERWIN WILLIAMS NEEDLEPOINT NAVY

**SIDING**



BOWERSTON BLUSH BUFF SMOOTH WITH FLASH  
VERTICAL ACCENT BANDS

**BRICK**

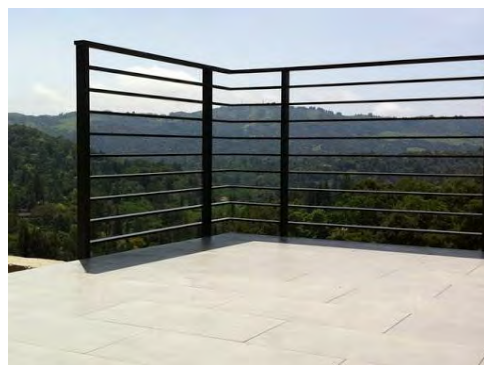


@ ENTRY DOORS TECHLIGHTING - LYFT CLEAR SCONCE



@ GARAGES TECHLIGHTING - WINDFALL DOWNLIGHT SCONCE

**EXTERIOR LIGHT FIXTURES**



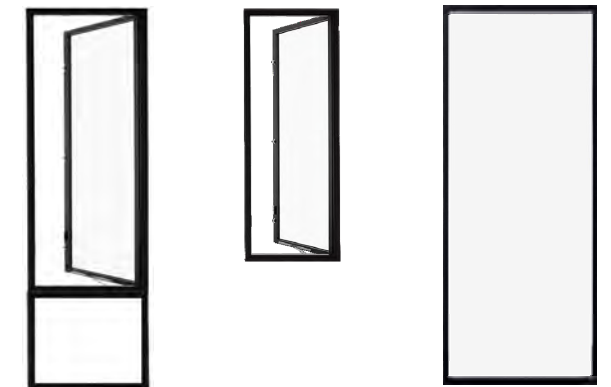
FLAT ALUMINUM BAR STOCK  
PAINTED BLACK

**RAILINGS**



CLOPAY RESIDENTIAL ALUMINUM GARAGE DOOR, MARVIN MODERN MULTI-SLIDE (3 PANEL & 2 PANEL)  
MARVING ULTIMATE SWING DOORS WITH GLASS, SOLID WOOD SWING ENTRY DOOR W/ SIDELITE

**DOORS**



MARVIN MODERN CASEMENT, SLIDING  
& FIXED WINDOW

**WINDOWS**

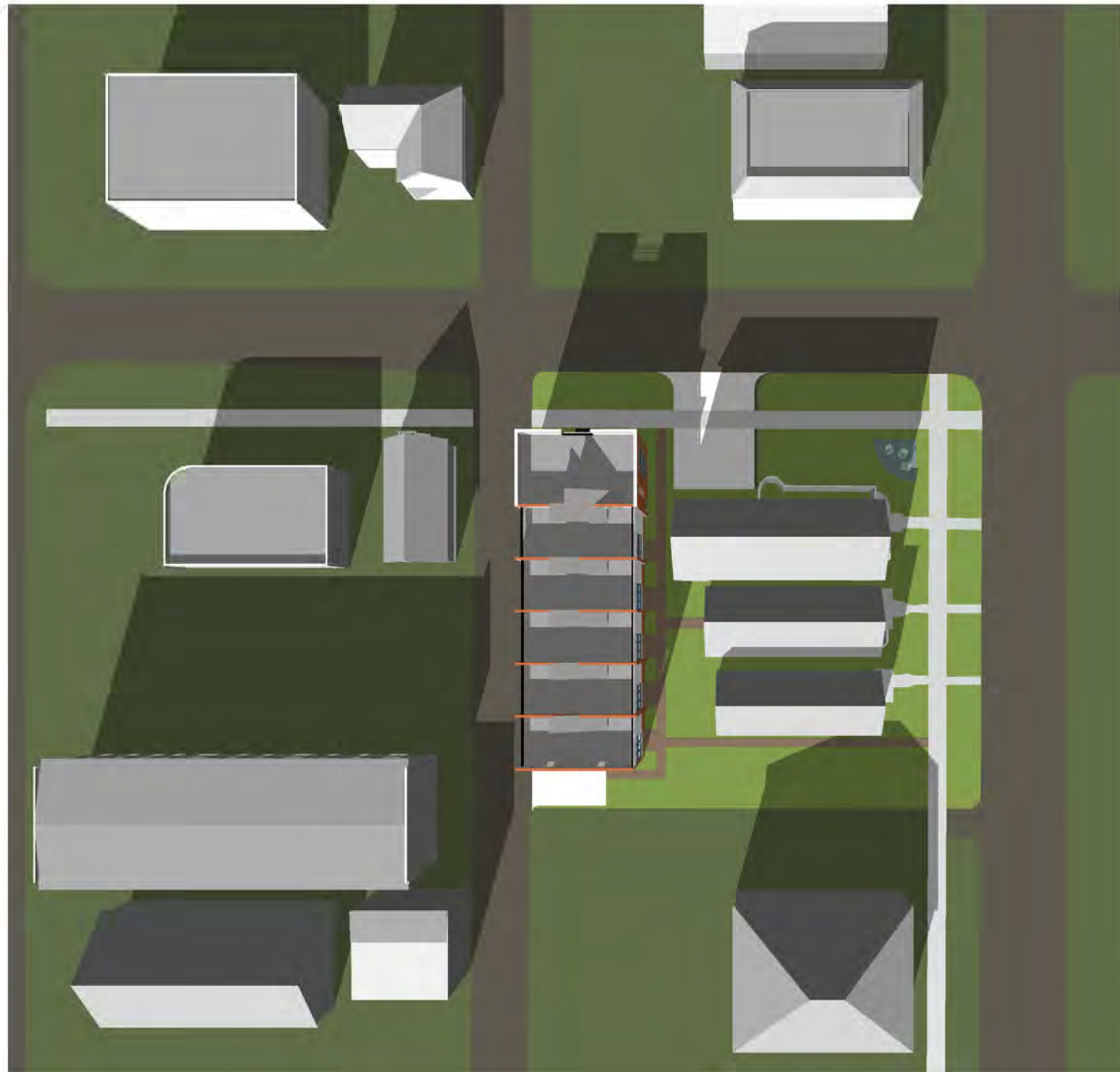




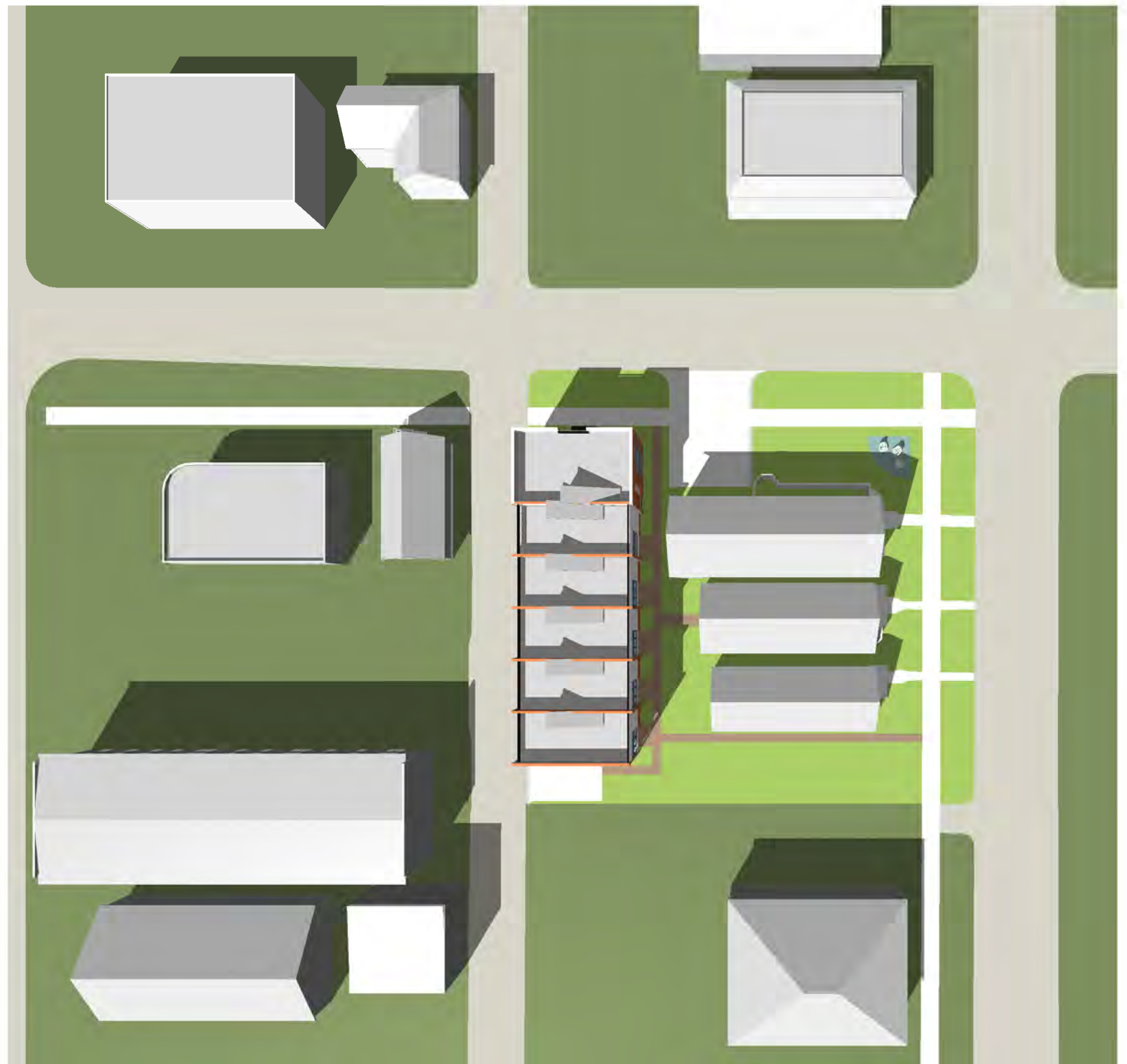
VERMONT STREET

3D VIEW FROM VERMONT ST (LOOKING WEST)





3D AERIAL VIEW - WINTER SOLTICE (DEC 21)



3D AERIAL VIEW - SPRING EQUINOX (MARCH 21)

SHADOW STUDY 

## **Interpretation**

### Impact on Surrounding Land Use

The rezoning of the site to permit eight additional units should not have a significant impact on the adjacent residential developments. With access to the new residential building from the alley, it should not add significant traffic or other problems to the area. The building proposed in the PD fit with the scale of the area.

### Impact on Transportation

Under the R2 zoning, a maximum of eight units could be developed. The additional units should not add a significant amount of traffic to the area, as the surrounding streets have the capacity for the few potential cars. Bus routes run to the south on Bagley Street and to the north on Michigan Avenue.

## **Master Plan Interpretation**

The site is designated Low - Medium Density Residential (RLM) in the Master Plan's Corktown neighborhood. These areas "... should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access.". The proposed rezoning is generally **consistent** with the Master Plan designation, as the overall density of the larger area would not increase significantly and the overall character would not change.

Respectfully Submitted,



Gregory Moots

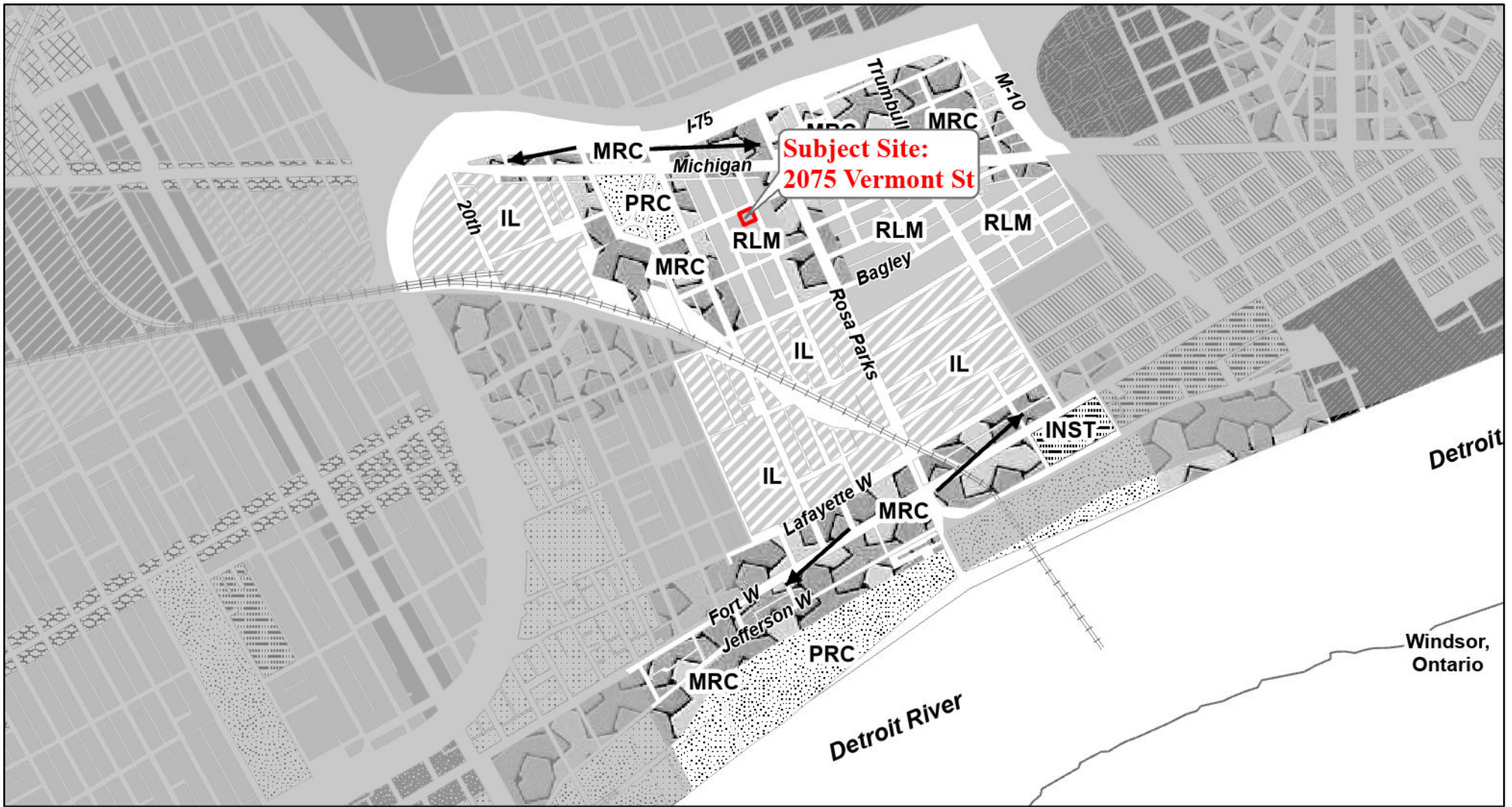
Planning and Development Department

## **Attachments**

**Future General Land Use Map:** Map 4-2B, Neighborhood Cluster 4, Corktown

CC: Karen Gage  
Antoine Bryant, Director





**Map 4-2B**

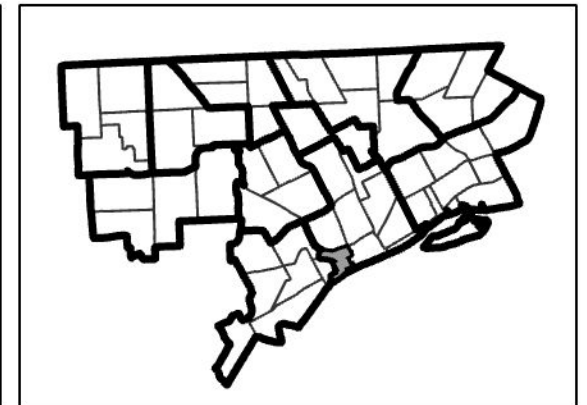
**City of Detroit  
Master Plan of  
Policies**

**Neighborhood Cluster 4  
Corktown**



**Future Land Use**

- |  |  |
|--|--|
| Low Density Residential (RL)           | Distribution / Port Industrial (IDP)   |
| Low / Medium Density Residential (RLM) | Mixed - Residential / Commercial (MRC) |
| Medium Density Residential (RM)        | Mixed - Residential / Industrial (MRI) |
| High Density Residential (RH)          | Mixed - Town Center (MTC)              |
| Major Commercial (CM)                  | Recreation (PRC)                       |
| Retail Center (CRC)                    | Regional Park (PR)                     |
| Neighborhood Commercial (CN)           | Private Marina (PRM)                   |
| Thoroughfare Commercial (CT)           | Airport (AP)                           |
| Special Commercial (CS)                | Cemetery (CEM)                         |
| General Industrial (IG)                | Institutional (INST)                   |
| Light Industrial (IL)                  |  |



Good Afternoon,

I'm writing in regards to the NOTICE OF PUBLIC HEARING: PARKSTONE DEVELOPMENT PARTNERS ON BEHALF OF CORKTOWN HISTORIC DEVELOPMENTS, LLC - 2099, 2087, 2081, 2075 VERMONT STREET REZONING REQUEST

Unfortunately, I will be traveling this week during the public hearing and will not be present to publicly comment, however, I'm writing to address some issues I see with the proposal of rezoning this site.

First, I am a longtime resident of the neighborhood for 12+ years and live on the property diagonally adjacent (2060 Wabash) to the site. In addition, I am an architect and developer and have built an ADU located at the back of my own property with BZA approval.

With this in mind, I am not opposed to the development and densification of the neighborhood in general, however, I am opposed to the rezoning of a functioning R1/R2 neighborhood core in an effort to maximize profit and square footage as a principle of development rather than a tool to develop quality of life.

The neighborhood currently operates on the city's oldest sewer system - a very delicate one. The alley that this project is proposed to be built along is struggling to drain water with every heavy rain - climate change is only going to make this worse in the coming future. Thousands of dollars worth of damage to basements and owners in basement units have been displaced within in the past 4 years directly next to this site. In addition, within the past year we have experienced exponentially more brown/blackouts than the entire 12 years I have lived here combined.

The Michigan Central development, while not yet open, has already stressed our existing utilities, sewers, electrical system, and off-street parking supply. With this in mind, the city has yet to plan a strategy to address the estimated 2500-5000 people that will undoubtedly park in the neighborhood in addition to the new parking garage.

I cannot see how 15 units on these tiny lots are going to support the code requirement of 1.5 minimum parking spaces per unit (22-23 spaces in all for 15 units as requested in the proposal), nor the maximum building area requirements which establishes outdoor space to all tenants. As a developer, it seems irresponsible and without foresight to deny ones tenants of these quality of life requirements.

However, my most immediate concern is the future of the R1/R2 zoning that make up the urban fabric of Detroit as a whole. While densification can and may be a goal, Detroit is a different kind of city that stands out for its individuality and value placed on the "home", unlike many other cities of its size. The rezoning of R1/R2 parcels will establish a dangerous precedent to other developers that it's acceptable in the City of Detroit to rezone whatever lot a developer owns. Zoning gives our neighborhoods order, provides spaces for character, individuality, and creates the atmosphere that gives Corktown its appeal and reputation. I urge you to help protect these qualities and values, not just for this neighborhood but for all like it.

On a final note, the larger corner building on this site has already turned the existing single family victorian home into a 5-unit multi-family building. I can't remember a public hearing to rezone this after Corktown Historic Developments bought the lots and redeveloped this property, but it seems developers have already pushed the zoning here.



I urge you to consider my points and to perhaps offer a alternative option - an ADU or carriage house with parking below and just 1 unit above per lot would be better suited to develop the lots and maintain the R1/R2 with a variance rather than a rezoning.

Thank you for your time,

Becky Nix  
[2060 Wabash St.](#)  
[Detroit, MI 48216](#)

Becky Nix

bioLINIA  
c (313) 330 2443  
[www.bioLINIA.com](http://www.bioLINIA.com)

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**From:** Kelly Larson <kelly\_larson@att.net>  
**Sent:** Thursday, January 18, 2024 2:46 PM  
**To:** CPC Mailbox  
**Subject:** [EXTERNAL] Public comment - Corktown Historic Developments, LLC PD request

City Planning Commission Meeting  
January 18, 2024  
5:15 hearing

Dear Commissioners,

I own 2000 Dalzelle, 4-unit apartment building across the street from the proposed Dalzelle Court. I welcome the addition of new residential units and new development to the area but I do have concerns about the lack of sufficient parking spaces in this proposal.

It is my understanding that the proposed parking spaces for Dalzelle Court project may not be free to the tenants.

I don't believe that providing parking spaces for a price would work in this area, since charging for parking acts as a disincentive as long as there is free street parking nearby. Street parking has been steadily increasing along Dalzelle.

The city is also in the middle of a temporary 2-way traffic trial on Dalzelle and Marantette that started a couple of months ago. If it remains, the increase in cars parked on both sides of Dalzelle would make traffic and parking on that street much more treacherous.

To avoid contributing to increased parking and traffic difficulties, I would ask that Dalzelle Court at least abide by the parking requirements and provide the minimum .75 parking spaces per unit and to make them free of charge.

Thank you,  
Kelly Larson  
2000 Dalzelle



**From:** [Kelly Larson](#)  
**To:** [CPC Mailbox](#)  
**Subject:** [EXTERNAL] Public comment - Corktown Historic Developments, LLC PD request  
**Date:** Thursday, February 1, 2024 1:09:39 PM

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City Planning Commission Meeting  
February 1, 2024  
6:15 hearing

Dear Commissioners,

Thank you for your thoughtful comments and questions at the January 18th CPC meeting regarding Dalzelle Court on Vermont Street in Corktown. My husband and I own 2000 Dalzelle, across from the project.

I was unclear about what the CPC could address in a hearing and kept my public comments at the last meeting to potential parking issues, but since Vice Chair Markowicz, in her comments, brought to light exactly the kinds of additional thoughts I was having, size of building and its immediate surrounding impact, I wanted to express my support for hers and other's sentiments as well as cite other specific concerns.

Oversized - This development feels as though it is being squeezed onto this property. I would want more for this neighborhood and believe it deserves something more in scale to surrounding houses.

Construction impact - At the last meeting when the developer replied that leases will end and his tenants will move on from 2019 Vermont in response to a commissioner's question about negative construction impacts on his current tenants, I was a bit shocked. He may not be concerned with losing tenants for his property but I am for mine.

Should contractors stray from the rules and regulations, which can happen, will there be a local contact for residents for addressing issues?

Would prefer to hear definitive answers on the following –

- Was the HDC approval for this project's current size and shape?
- Since this is a PD, is there a requirement to provide a dumpster and proper enclosure?
- Are the townhouses for rent or sale?
- If rental, how much will they rent for? (This was asked at the previous hearing and no number was given.)
- Still unclear on parking: the consultant said it was 1:1. But if we're referring to the entire site as a PD, it appears there are 15 units and 9 spaces.
- There is a walk-up 4th floor in the plans. What is the intent for the roof access? Will there be a structure? Will the building appear to be 3 floors but actually be 4?

- Will there be dedicated parking for construction workers?

I am taking another turn at public comment because I am concerned about the construction impact on my tenants and neighbors and want clarification. I am in support of more residential units. I just really want to make sure the developers are ensured to follow the rules and be good neighbors.

Thank you so much for your thoughtful consideration,  
Kelly Larson  
Owner, 2000 Dalzelle St.



June 28, 2023

City of Detroit

City Planning Commission

208 Coleman A. Young Municipal Center

Detroit, Mi. 48226

Re: Corktown Zoning Classification

To Whom it May Concern:

This letter is **opposition** to the proposed amendment to the Detroit City Code. The classification of a Planned development is correct for what they propose, but it is not justified in that area and the classification of R2 is correct. I urge the planning commission to retain the R2 classification, for it is correct and should be upheld to stabilize the neighborhood.

I own the property next to this proposal at 2051 Dalzelle, and have been on that site since 1966. I can tell you first-hand what they propose is denser, larger and taller than anything that was constructed in the early 1900's, prior to any concise plan. This proposal is out of character for this neighborhood, especially one with a Historic designation.

Currently they operate 7 units on that side. At the time of purchase the site operated 3 units. If the proposal is approved, they will operate 15 units in a R2 district. This is even more dense than what they proposed to the Historic Commission. There is one building in the area with 16 units, but that was constructed in the early 1900, prior to any master plan and should not be used as justification for this proposal.

As of this date I have never been contacted by any representative of the Parkstone Development Partners or Corktown Historic Developments regarding this proposal although my property is within 20 feet. Additionally, I know of 3 additional owners of property with direct view of this development that have not contacted. This may not be required, but it speaks volumes to their character.

This development certainly falls within the classification of Planned Development but it does not belong on that site or in my neighborhood. It is the responsibility of the Planning Commission to preserve my neighborhood.

Arnold Carpen

2051 Dalzelle

Detroit, Mi.